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ABSTRACT

Federal housing programs since the 1960's have provided subsidies for nearly two million privately-owned rental housing units to make them affordable for low-income people. Since taking office, the Reagan administration has focused the little attention it has given to low-income housing on person-based subsidies, and has reduced funding levels to nearly zero for programs that have provided the existing stock of affordable housing. Restrictions regarding the affordability and acceptable use of units, or "use controls," were imposed on owners who received federal subsidies. These use controls were attached to a time line, however, and many units are now approaching a point where the owners will have the option of terminating the restrictions on their properties. Because of this, Minnesota's entire stock of existing federally assisted privately owned low-income rental housing, a stock that exceeds 49,000 units, will be lost in the next 50 years. Under a best-case scenario, 52 percent of those units with Section 8 contracts will lose their assistance within 20 years. In addition, within 30 years use controls on 42 percent of those units receiving mortgage assistance will expire. Under a worst case scenario, 82 percent of the units covered by mortgage assistance contracts, and 99 percent of those units covered by Section 8 contracts will see their controls terminated within the next 20 years. Tables and figures illustrate the data. Appendices (the bulk of the document) provide the following: (1) owner motivations for prepaying mortgages or opting out of rental assistance agreements; (2) text of Title II, the Emergency Low Income Housing Preservation Act of 1987; (3) program descriptions; (4) data elements included in the Minnesota Housing Project database; (5) units lost per year: mortgage subsidies and rental assistance; (6) assisted units in Minnesota by county and agency; (7) Minnesota projects eligible for prepayment, 1988-98; and (8) complete listing of all federally assisted low-income housing in Minnesota. (BJV)

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The Minnesota Housing Project

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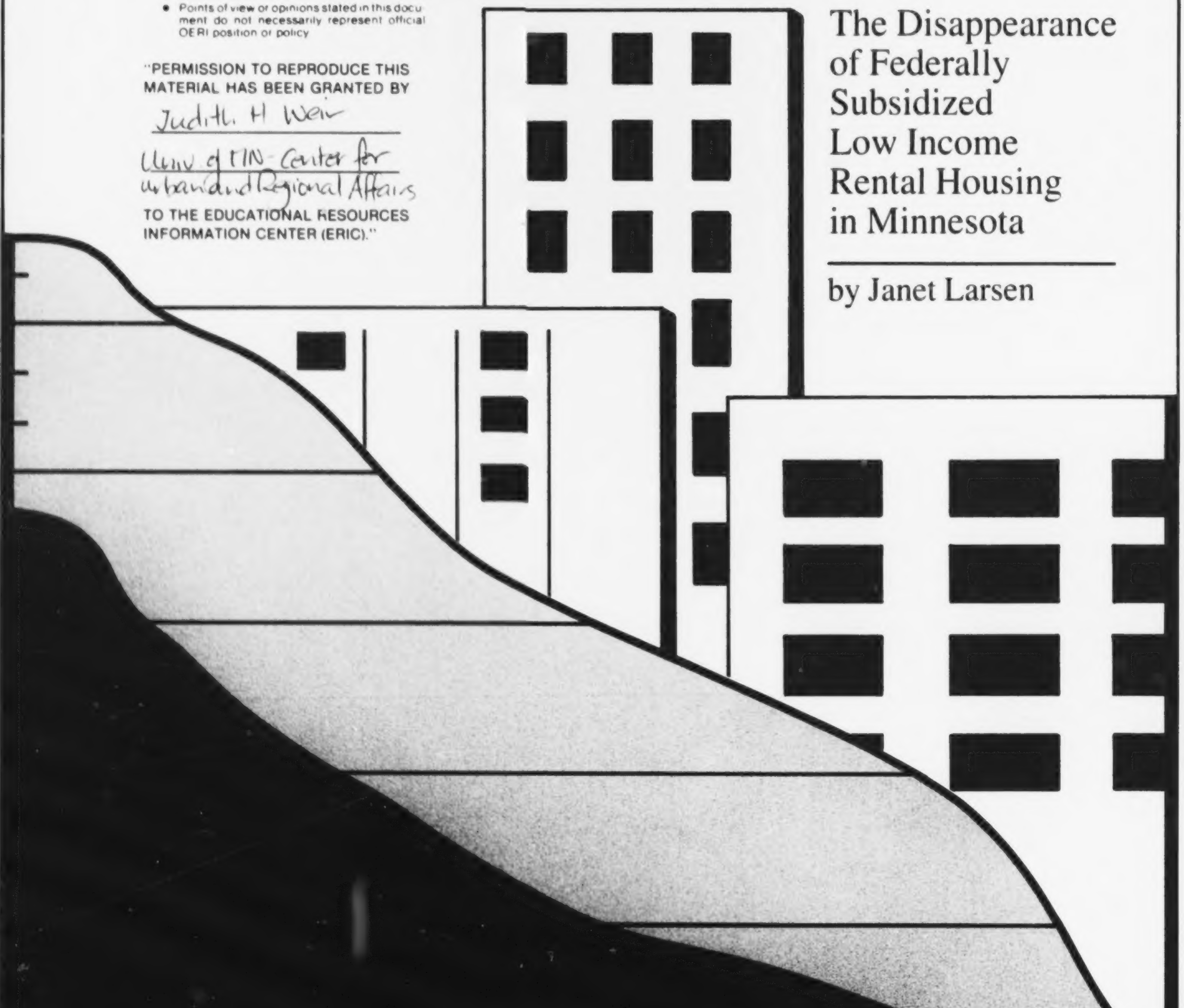
The Disappearance of Federally Subsidized Low Income Rental Housing in Minnesota

by Janet Larsen



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The Disappearance of Federally Subsidized
Low Income Rental Housing
In Minnesota

by Janet Larsen

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ABOUT THE PROJECT

The Minnesota Housing Project (MHP), located in the Center for Urban and Regional Affairs (CURA) at the University of Minnesota, was initiated in July of 1987. The Project's focus is the nearly 50,000 units of privately owned and federally-subsidized multi-family rental housing in Minnesota--units that may be lost from the state's low- and moderate-income housing supply with the expiration of the use controls that require the projects to serve and remain affordable to low-income people.

The Project's aims are to assemble an information base about the federally-assisted low-income housing inventory in Minnesota; to determine the magnitude of the potential impact of use control expirations on low-income people in the state; to develop a model to predict the likelihood that owners will prepay mortgages or cancel assistance contracts; and to work with local, state, and national actors to prevent or mitigate tenant displacement from federally-assisted projects.

This report summarizes information about the federally-assisted low-income rental housing stock in Minnesota. It also presents best- and worst-case scenarios to illustrate the magnitude of potential problems anticipated as the use controls expire.

MHP's future research will investigate ways to predict the likelihood that owners will choose to terminate use control agreements, and will develop strategies for addressing problems created by expiring use controls.

ACKNOWLEDGEMENTS

The Minnesota Housing Project would like to express its appreciation for the assistance of all those people who contributed to our research. In particular, many thanks are due Marcia Schoneman and the staff at the Minnesota Housing Finance Agency (MHFA), Maryann Bravo and the staff at the Farmers Home Administration (FmHA), and Howard Goldman and the staff at the Department of Housing and Urban Development (HUD) for helping us track down wayward bits of data and for answering our many questions.

We would also like to thank the funders who have made this research possible: The Northwest Area Foundation, The General Mills Foundation, The Otto Bremer Foundation, Dayton's and Target Stores, The St. Paul Companies, and the Center for Urban and Regional Affairs.

SUMMARY

THE PROBLEM

Federal housing programs since the early 1960s have provided subsidies for nearly two million privately-owned rental housing units to make them affordable to low-income people. Although the existing stock of subsidized housing does not meet the needs of all Americans eligible for assistance, it does represent billions of dollars of investment in our national housing problem, and is a source of affordable housing for millions of families.

Since taking office, the current administration has focused the little attention it has given to affordable rental housing for low-income people on person-based subsidies, and has reduced funding levels to nearly zero for programs that have provided the existing stock of affordable housing. Without funding to continue developing low-income housing, any loss of existing affordable units represents an irreplaceable loss of the affordable housing stock.

USE CONTROLS

Restrictions regarding the affordability and acceptable uses of units, or "use controls," were imposed on owners who received federal subsidies to assure that the government's goal of providing affordable low income housing would be met. The controls included restrictions such as allowing the government to restrict tenancy to lower-income groups, to determine maximum rental charges, to limit the return owners could realize on their investments, and to prohibit conversion of the property to uses other than affordable rental housing.

These use restrictions were attached to a time line, however, and many units are now approaching a point where the owners will have options that will allow them to terminate the restrictions on their properties. For projects that received mortgage assistance, many contracts included clauses that allow owners to prepay the mortgage in full before the full term of the mortgage has elapsed, thus terminating use controls. For Section 8 programs, owners were often given the option of renewing the assistance at intervals throughout the duration of the contract (generally five-year intervals). Owners are free to choose not to extend the Section 8 contract, or to "opt out" at any of those renewal dates.

Termination of the controls that restrict these units to low- and moderate-income use may cause serious problems, including:

- displacing low income tenants,
- adding pressure to an already tight market for affordable housing,
- losing units from a housing stock of subsidized rental housing at a time when replacement costs for this housing would far exceed the original cost of acquiring those units.

THE PROGRAMS

Government-assisted rental housing has been subsidized through two main mechanisms.

- Mortgage assistance usually lowers the cost of the project by reducing financing costs. Those savings can then be passed on to low-income renters through lower monthly payments.
- Rental assistance provides subsidies to make up the difference between what a tenant can afford to pay and what it costs to operate the unit.

Both types of programs have been operated in Minnesota through three different public agencies--the Department of Housing and Urban Development (HUD), the Farmers Home Administration (FmHA), and the Minnesota Housing Finance Agency (MHFA).

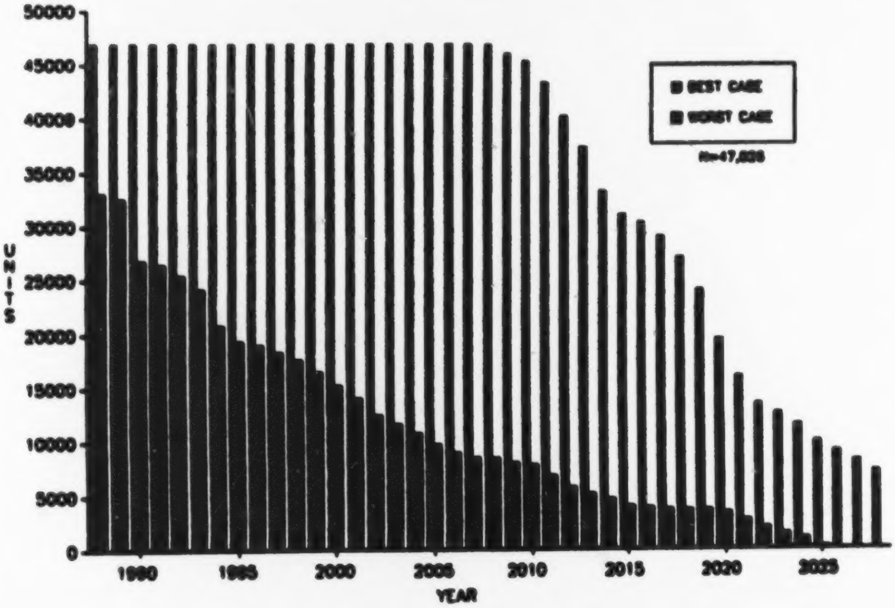
The mortgage programs include MHFA's tax-exempt mortgages; HUD insured and subsidized mortgages under Sections 221(d)(3), 221(d)(4), 236, and 202; and FmHA's Section 515 program. The rental assistance programs include the FmHA's own Rental Assistance (RA) program, and a variety of HUD-funded Section 8 project-based subsidy programs operated by all three agencies.

FINDINGS

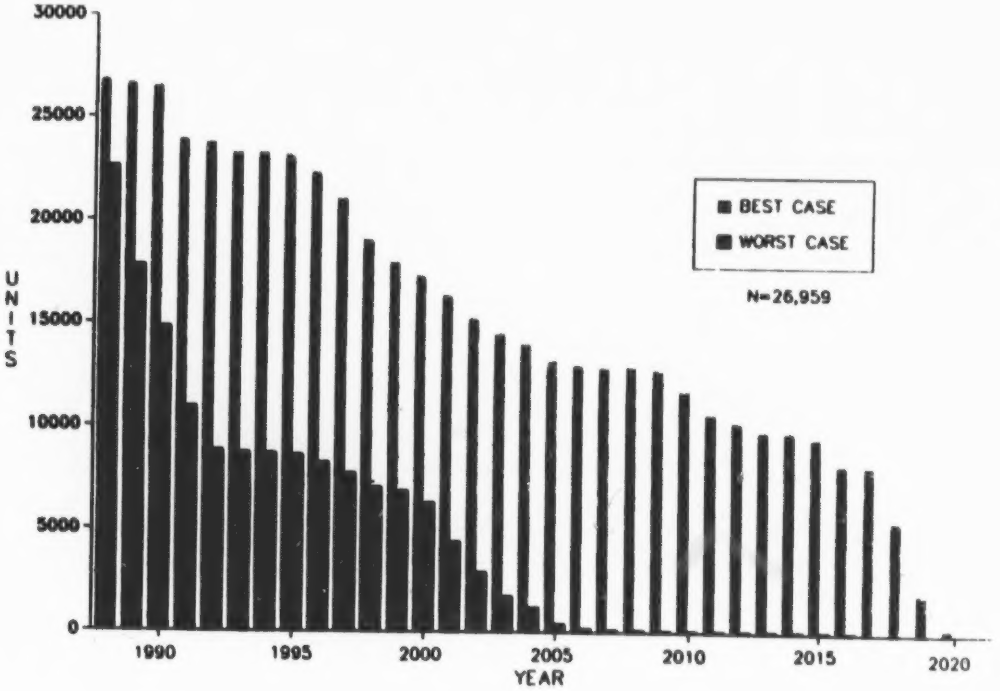
Use Control Expiration

Minnesota's assisted housing stock (including units subsidized with mortgage assistance, rental assistance, or both) exceeds 49,000 units.

Within five years, 22,800, or 49 percent of the units with mortgage assistance, will be eligible for prepayment. Even under a best-case scenario, by 2018, 42 percent of the rental units with assisted mortgages will be lost.



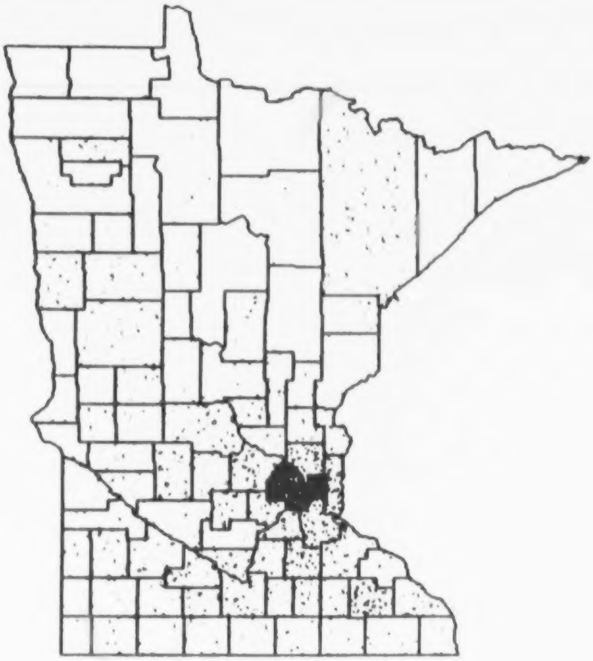
Within the next five years, almost 18,200, or 67 percent of those units with Section 8 rental assistance, will reach expiration dates or will run the risk of owners choosing to opt out of their Section 8 contracts. Even under a best-case scenario, within five years, contracts covering 13 percent of the units currently subsidized by Section 8 will have expired. Within twenty years 52 percent will have expired, and by 2018, 79 percent will have expired.



Geographic Distribution

Of the total number of subsidized rental housing units, 22 percent are in the Twin Cities, 22 percent are in the rest of the seven-county metro area, and 56 percent are in greater Minnesota.

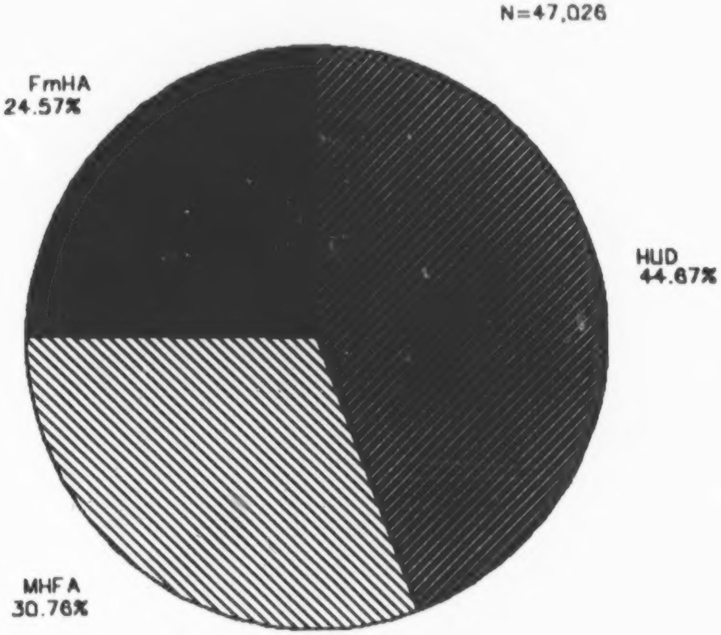
Of the 30,800 units with rental assistance (including both Section 8 and FmHA's Rental Assistance (RA) program) 22 percent are in Minneapolis and St. Paul, 24 percent are in the rest of the seven-county metro area, and 54 percent are in greater Minnesota.



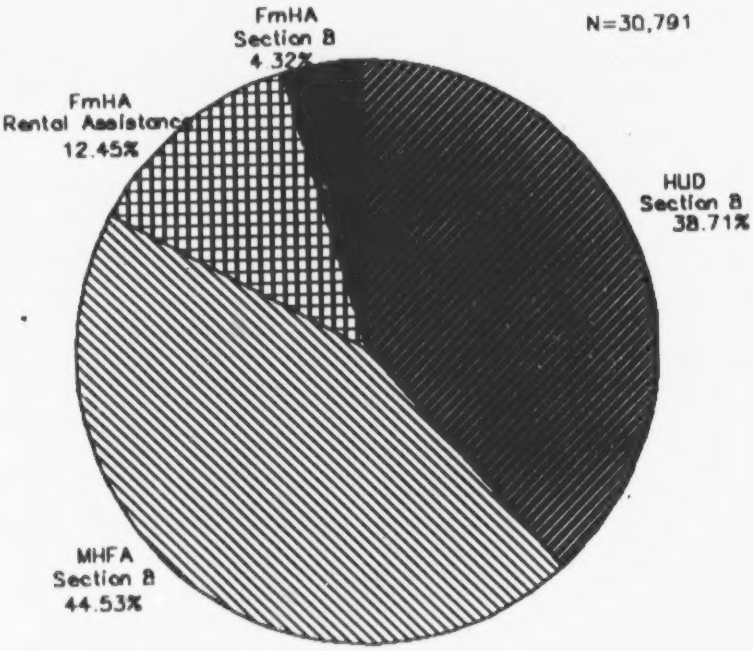
1 dot = 10 units
Dots are randomly placed within each county.

Agency Distribution

Forty-five percent of the units in the state with mortgage assistance have contracts through HUD, 31 percent through MHFA, and 25 percent through FmHA.



MHFA holds 45 percent of the rental assistance contracts, HUD 39 percent, and FmHA 17 percent.



IMPLICATIONS

Sooner or later, all existing use controls will expire. Contracts at risk of expiring or being terminated early by owners present the most visible and pressing problems, and demand that attention be focused on finding ways to reduce the negative impact that displacement may have on low-income tenants.

Over the next fifty years, however, the use controls on the entire existing stock of affordable housing will expire. With virtually no programs in place to produce new affordable housing and no plan to preserve that housing already in the subsidized housing inventory in perpetuity, the long term outlook for low-income housing is not good.

BACKGROUND

INTRODUCTION

Federal housing programs since the early 1960s have provided subsidies for nearly two million privately-owned rental housing units to make them affordable to low income people. Although the existing stock of subsidized housing does not meet the needs of all Americans eligible for assistance, it does represent billions of dollars of investment in our national housing problem, and is a source of affordable housing for millions of families.

Since taking office the current administration has reduced funding to nearly zero for programs that have provided this stock of affordable housing. Without funding to continue developing low income housing, any loss of existing affordable units represents an irreplaceable loss to the affordable housing stock. Restrictions regarding the affordability and acceptable uses of units were imposed on owners who received federal subsidies to assure that the government's goal of providing affordable low-income housing would be met. These use restrictions were attached to a time line, however, and many units are now approaching a point where the owners will have the option of terminating the restrictions on their properties.

EXPIRING USE CONTROLS

Federal strategies for providing affordable housing to people with low and moderate incomes have relied heavily on incentives to private owners. Federal subsidies in the form of direct mortgages, mortgage insurance, interest write downs, and operating assistance have all served as incentives. But with these subsidies came stipulations that required owners to maintain the affordability of the units by charging affordable rents or helping tenants make rental payments. Those stipulations, or "use controls," were included as part of the owner's contract with the government.

The nature of use controls varies from program to program, but generally allows the government to restrict tenancy to lower income groups, to determine maximum rental charges, to limit the return owners are permitted to realize on their investments, and to prohibit conversion of the property to uses other than affordable rental housing.

Government contracts containing use controls are applied to two basic types of programs: mortgage assistance programs and rent assistance programs. Under the mortgage assistance programs, use control restrictions require owners to maintain affordability for the duration of the mortgage (usually thirty to forty years). However, they often permit the owner to prepay the mortgage at some point, removing the use control restrictions before the mortgage has run its full term. Under the Department of Housing and Urban Development (HUD) Section 8 rental assistance program, use controls are in place for the duration of the Section 8 contract. These contracts, which can run for as long as forty years, often allow owners to "opt out" of the contract at five-year intervals. As with mortgage prepayment, opting out of Section 8 programs removes use controls and terminates the subsidy.

The Farmer's Home Administration (FmHA) operates its own rental assistance program, but those units are not at risk of owners opting out or subsidies expiring except in conjunction with owners prepaying their mortgages. For this reasons, analyses in this report involving opt out dates and rental assistance expiration dates include only Section 8 rental assistance. FmHA rental assistance is included only when the total number of units receiving rental assistance of any type is of interest.

THE PROBLEM

All use controls expire eventually. Even if all existing contracts called for use controls to be imposed for the full duration of their mortgages, when the mortgages were paid in full the use controls would terminate. This is what we call the best-case scenario (see page 14). In this sense every unit in the subsidized housing inventory is at risk. The entire stock of subsidized housing that has been built up over the past thirty years will be free of use controls in fifty years--most of it sooner. (FmHA's low interest mortgages typically carry fifty year terms.) Without programs to replace this stock the federally-assisted affordable housing inventory will ultimately be reduced to nothing. The broad question of expiring use controls, then, involves the issue of how to maintain a stock of affordable housing for low-income people over the long term.

But we face a more immediate set of issues. Although all units will be at risk at some point, contracts that allow owners to prepay mortgages or opt out of Section 8 contracts have made some units vulnerable to loss almost immediately. We call this the worst-case scenario (see page 14). In ten years, if all owners with options to prepay their mortgages did so, 62 percent of Minnesota's mortgage-assisted housing inventory would be lost (see Table 2, page 18). Similarly, if all owners with opportunities to opt out of Section 8 contracts in the next ten years did so, 74 percent of Minnesota units with Section 8 rental assistance would be lost (see Table 3, page 20).

Not all owners have the means to prepay their mortgages, and not all want to. They originally chose to use federal programs because the programs worked to their advantage. For some, those advantages are substantial enough to induce them to remain under use control restrictions, even though they have the option of terminating them. For others, particularly nonprofit owners such as local public agencies, church groups, or community-based nonprofits operating in the public interest, maximizing profits is not a motive. For still others, however, a variety of factors can make prepaying a mortgage in order to terminate use controls an attractive and profitable option.

Incentives for terminating use control agreements generally come from the higher profits available if units are converted to other uses. Some of the most common situations conducive to conversion involve projects located in neighborhoods where high market-rate rents might be commanded or where the units might be sold as condominiums. Others involve projects on property that has increased in value, so that the project could be sold for a large profit, whether for use as residential units, or for conversion to business or industrial uses. (See Appendix A for a discussion of owner motives in terminating use control agreements.)

THE CONSEQUENCES

When owners choose to terminate use control agreements, the consequences can be extensive. Beyond the most immediate and visible effect of displacing tenants, the removal of housing from low-income uses puts additional pressure on an already-inadequate supply of affordable housing. It is clear that the cost of constructing identical units today would far exceed the original construction costs of already existing units. Thus, replacing units lost through termination of use control agreements would cost much more than preserving the existing units as subsidized housing.

Affordable housing is already in short supply, as witnessed by numerous studies and lengthy waiting lists for housing assistance. Whenever affordable units are converted to other uses, the occupants of those units are forced to seek housing in an already tight market, tightening it even further. Some displaced families will be forced to spend higher portions of their already-inadequate incomes on housing. Others will live in substandard or overcrowded units. Still others will be added to the ranks of the homeless. Families not living in subsidized units can also be adversely affected when displaced families begin competing for and reducing the stock of available unassisted housing.

Some programs allow displaced families priority status on waiting lists for other assisted rental units. This may eventually help the displaced families, but only at the expense of those families that were moved down the waiting list to make room for them. Alternatively, housing assistance vouchers may be offered to displaced families to help them afford market-rate housing. Although this tool is a potentially useful one, there are a number of problems facing families that attempt to use it. Vouchers do not offer families long term stability because they are only funded for a five-year period. In addition, studies of the voucher program point out that many families are unable to make use of them because of problems with discrimination or problems in locating appropriate units. The question of whether funding for the voucher program will be adequate to cover the needs of all displaced tenants also remains unanswered.

THE SCOPE OF THE PROBLEM

The problem of expiring use controls is a national issue. Federal housing programs had provided 1.9 million units of assisted rental housing as of 1985, and use controls have assured that that inventory remains affordable to low- and moderate-income families. In the coming years, however, the affordability of much of that housing will be subject to owners' decisions about prepaying their mortgages or opting out of Section 8 agreements.

A Government Accounting Office* report projects a best and worst case scenario for the future of the national subsidized housing inventory. According to their study, the national assisted rental housing inventory in 1985 consisted of 1,890,000 units. By 1995 the minimum inventory (worst case) could be as low as 1,001,000 units, and by 2005 as low as 174,000 units. The maximum (best case) would consist of 1,650,000 units in 1995, and 842,000 units in 2005. Even in the best case, by 2005 the inventory will be less than half its current size.

FEDERAL EFFORTS

Congress has recognized the crisis that such a loss of federally-subsidized housing could precipitate. The Emergency Low Income Housing Preservation Act of 1987 (Title II of the Housing and Community Development Act of 1987) places extensive restrictions on owners who wish to prepay mortgages until 1990, requiring a series of steps that include an assessment of the potential impact of prepayment on low income tenants. Title II also precludes approval of any plan to prepay a mortgage if

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* Rental Housing: Potential Reduction in the Privately Owned and Federally Assisted Inventory. United States General Accounting Office. (Washington, D.C.: United States General Accounting Office, June 1986).

HUD finds that it will "materially increase economic hardship for current tenants." (See Appendix B for the text of Title II.)

Title II is a temporary measure. Its purpose is to give Congress time to study the problem of expiring use controls, and to develop legislative responses that can help reduce the negative effects of expiring use control agreements. Unless strong federal legislation is developed over the next two years, assisted units eligible for prepayment will be in immediate jeopardy when Title II expires.

THE PROGRAMS

Over the past thirty years the federal government has used a variety of public agencies as agents for offering incentives to private owners to construct or maintain affordable housing. In Minnesota, federal mortgage assistance and rental assistance has been administered through programs at the Department of Housing and Urban Development (HUD), the Farmers Home Administration (FmHA), and the Minnesota Housing Finance Agency (MHFA) in conjunction with HUD programs. Figures 1 and 2 illustrate the distribution of this assistance. (See Appendix C for a more detailed description of the programs.)

FIGURE 1. DISTRIBUTION OF UNITS WITH MORTGAGE ASSISTANCE IN MINNESOTA, BY ADMINISTERING AGENCY (n = 47,026)

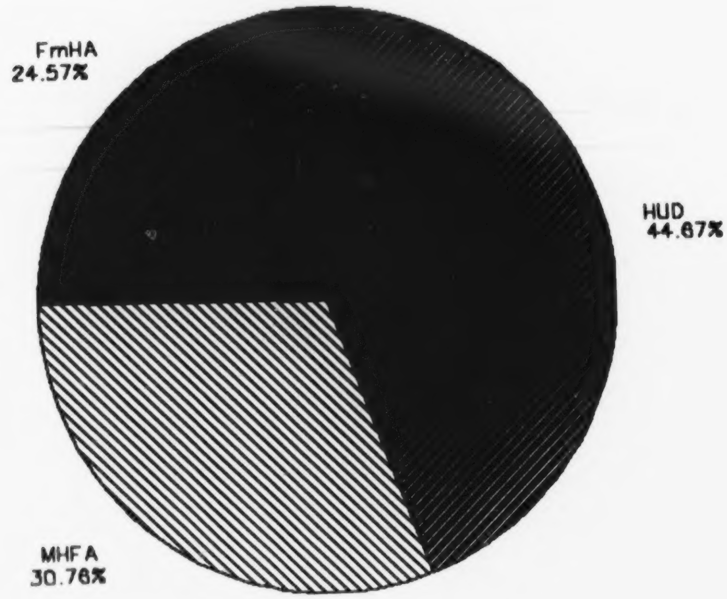
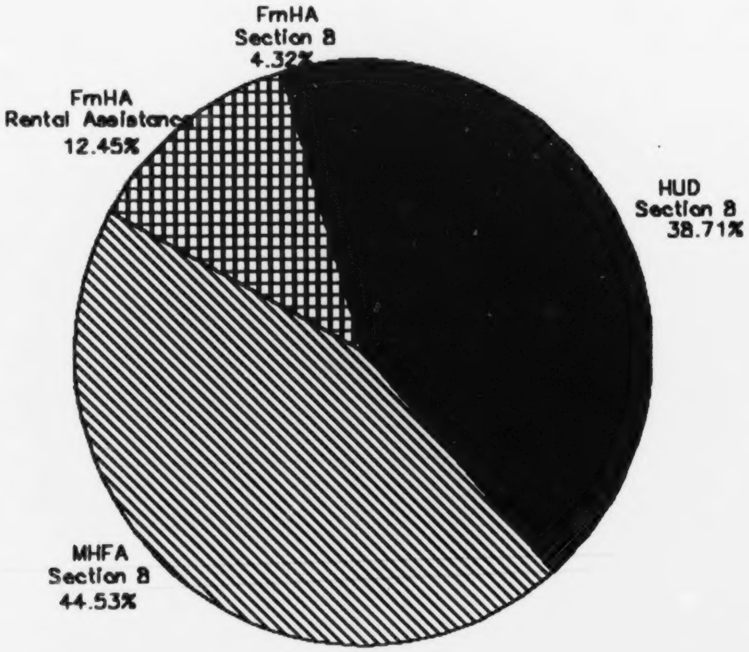


FIGURE 2. DISTRIBUTION OF UNITS WITH SECTION 8 OR FmHA RENTAL ASSISTANCE IN MINNESOTA, BY ADMINISTERING AGENCY (n = 30,791)



HUD PROGRAMS

Mortgage Assistance

HUD's programs include both mortgage assistance and rental assistance. The mortgage assistance programs involve mechanisms such as federal mortgage guarantees, direct low interest loans, and interest subsidies that reduced the cost of market rate loans. The early HUD programs, such as the Section 221(d)(3) program, provided loan guarantees to private developers and owners. These were replaced by the Section 236 program, which provides interest reduction payments to private lenders.

Housing constructed under these programs is subject to use restriction agreements which restrict the income of tenants and limit rents and investor returns. These regulatory agreements are generally attached to the project for the life of the mortgage--usually thirty to forty years. However, provisions have also been made to allow owners to prepay their mortgages and terminate use restrictions after shorter periods of time--often after twenty years.

HUD's Section 202 program provides low interest loans to nonprofit organizations to construct housing for elderly and handicapped people. Like the programs for private owners, the 202 program imposes use restrictions, but unlike those programs, it does not allow a provision for prepaying the mortgage. This locks 202 projects into their use controls for the full forty-year term of the mortgage.

Rental Assistance

HUD also administers rental assistance programs, primarily through Section 8 subsidies. Mortgage assistance payments make up the difference between the percentage of the tenant's income the government determines a family should contribute (currently 30 percent of the family's income), and the "fair market" rental costs of the unit. Section 8 subsidies are often provided in addition to mortgage subsidy programs administered either through HUD, or through other agencies.

Owners entering into Section 8 contracts agree to maintain rents as approved by HUD. As with the mortgage assistance programs, early Section 8 contracts provide owners the option of terminating the contract before the end of the mortgage term. Later contracts lock owners in for the full length of the Section 8 contract, which may not in all cases extend through the full term of the mortgage.

FmHA PROGRAMS

The FmHA's Section 515 program was designed to encourage the production of affordable rural rental housing. FmHA provides direct loans for owners and developers who are unable to find other sources of financing. The program also provides interest credit, which often lowers the effective interest rate to 1 percent. As with HUD programs, owners who have signed Section 515 contracts agree to use controls that allow FmHA to determine maximum rents.

Section 515 does not restrict the income levels of tenants in the buildings. FmHA sets rents at affordable rates for moderate-income families, and provides rental assistance to families that are unable to meet those costs. Their rental assistance is offered either through HUD's Section 8 program, or through a similar program operated directly through the FmHA.

MHFA PROGRAMS

The MHFA operates a program that provides below-market, tax-exempt mortgage financing directly to owners and developers. This financing is provided jointly with a Section 8 contract. The mortgage contract imposes use controls that require MHFA approval on rent increases and restrict the owners' return on investment. In addition, at least 20 percent of the units must be occupied by low- and moderate-income people.

THE DATA

The data used in this study consist of information about federally-assisted low-income housing provided through HUD, FmHA, and MHFA. All three agencies cooperated with the Minnesota Housing Project's efforts to obtain information by performing computer searches in cases where such information was computerized, by providing internal agency summary reports where the relevant information had already been assembled, and by providing access to files in cases where the information had not already been collected. The information included in these data gathering efforts was extensive, ranging from basic descriptions of the projects and the units they contain, to information about the financial status of the projects.

This information has been entered into a database, and summary data about the projects has been used in generating this report. Much of the information requires further analysis before it can be used to predict the likelihood of a given owner prepaying a mortgage or opting out of a Section 8 contract. Information included in the database is available to individuals and organizations working on questions related to affordable housing in the state. (See Appendix D for a complete description of data elements.)

Because the data were gathered from different agencies with different reporting and record-keeping styles, and within each agency from a variety of sources, individual pieces of information vary in their degree of accuracy. Wherever possible, data sources have been cross-checked against other sources and inconsistencies resolved. The aggregate figures used in developing the analysis section of this report provide a good representation of the assisted housing stock in Minnesota.

Readers interested in using the detailed information about specific projects provided in the appendices should be aware that some inaccuracies may remain. The MHP would appreciate notification about discrepancies that readers may find so that our database can be corrected.

METHODOLOGY

The analysis used here focuses on best- and worst-case scenarios. Although it is possible to make some predictions regarding the likelihood that an owner will decide to terminate use control agreements, such predictions require extensive analysis of the project's financial situation, and its viability as a market-rate project or ability to be adapted for other uses. In addition, individual owners' personal lives and preferences can affect such decisions, and cannot readily be factored into an analysis. For these reasons this study examines best- and worst-possible cases and leaves determinations of the likelihood of any given outcome to the reader.

This report makes no attempt to predict which of the projects at risk for prepayment or for opt outs will actually be lost as assisted housing stock.* Instead, it presents the best- and worst-case scenarios for the numbers of units that could be left in Minnesota's housing stock, with some discussion of the factors that affect owners' decision-making. These data should provide enough information for readers familiar with specific projects in a given market to assess for themselves the magnitude of the problem.

- Best-Case Scenarios describe the assisted housing inventory that will exist if owners allow all existing contracts to run their full terms. They assume that no owner chooses to prepay a mortgage or to opt out of a Section 8 contract.

- Worst-Case Scenarios describe the assisted housing inventory that will exist if owners terminate use controls at their earliest legal opportunity. They assume that all mortgages are prepayed at the earliest possible date, and that all Section 8 renewals are foregone.

Neither best- nor worst-case scenarios include factors for the possibility of new units being added to the existing inventory, since under current policies almost no funds are available for adding to that stock.

Because circumstances in greater Minnesota can differ significantly from circumstances in Minneapolis and St. Paul or in the metro area, a geographic breakdown of unit distribution is provided. Although all three of the agencies work around the state, some regions will be more affected by one agency than by the others. This geographic breakdown should allow people to focus on the special needs of their areas.

The analysis also provides detailed information about the extent to which each agency is involved in each issue discussed. Because the regulations governing each agency differ, changes affecting one set of projects may not affect the others. Because of these differences, it is necessary to make distinctions between which agency operates which types of projects, and where.

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* Some studies have attempted to make such assessments. Locally, Ann Norton has written a paper entitled "Subsidized Low Income Family Housing in Minneapolis and St. Paul and the Potential for Conversion to Market Rate Housing" (revised January 9, 1987) that looks at various factors that contribute to project conversion and establishes a list of projects that may be at risk. MHFA and the local HUD office have also each established their own lists of at-risk projects. MHP has also gathered data and begun developing a computer program that would allow some estimates of risk factors.

FINDINGS

OVERVIEW

As indicated in Table 1, Minnesota's subsidized housing stock (units that have received mortgage assistance, rental assistance, or both) exceeds 49,000 units. Within five years 22,800, or 49 percent of those units with mortgage assistance, will be candidates for prepayment. During the same period, almost 18,200, or 67 percent of those units with Section 8 rental assistance, will reach expiration dates or will run the risk of owners choosing to opt out of their rental assistance contracts. (See Appendix G for a list of projects that will become eligible for prepayment in the next ten years. See Appendix H for a complete list of projects in Minnesota.)

TABLE 1. NUMBER OF UNITS BY SUBSIDY TYPE AND AGENCY

	Total	MHFA*	FmHA	HUD
Mortgage assistance	47,026	14,465	11,553	21,008
Section 8 assistance	26,959	13,711	1,329	11,919
FmHA rental assistance	3,832	0	3,832	0
Total number of units	49,047	15,374	11,553	22,120

* In order to avoid double counting, units subsidized under HUD programs (other than Section 8) and administered through MHFA are only counted as HUD units.

Of the 22,800 units that will be candidates for prepayment by 1993, many are eligible immediately. Almost 14,000 units at MHFA are under no prepayment restrictions, except for requiring MHFA approval. As long as prepayment does not jeopardize MHFA's ability to pay off its tax exempt bonds, MHFA can grant that approval, and owners could prepay their mortgages at any time. However, those owners have not been under prepayment restrictions up to now, and have chosen to remain in the program. For many owners, relatively good interest rates serve as incentives to stay with MHFA. On the other hand, not all of the interest rates are favorable. In some cases, vast cash reserves that cannot be collected due to restrictions on returns allowed to the owner have accumulated and could serve as a strong incentive to owners to sell the project so as to extract the value of the reserves through the sale.

Nearly 5,500 FmHA units are also eligible for prepayment of their mortgages immediately according to their original contracts. However, FmHA has declared various moratoria on prepayments since 1986, and those are expected to last through the next two years. Although some FmHA owners have applied for permission to prepay their mortgages, and intend to prepay as soon as the current moratorium is lifted, the 1 percent interest rate generally available through FmHA is an attractive incentive for many owners to stay with the program.[*]

No HUD units are immediately eligible for prepayment, but some HUD mortgage-assisted units are at risk beginning in 1989. Current HUD policies suggest that in cases where HUD has an option of accepting prepayment or not, it will not do so in areas where such prepayment might cause displacement. However, in most cases HUD does not have the option to refuse prepayment.

Of those mortgages that are not immediately eligible for prepayment, and those contracts that cannot be opted out of immediately, eligibility dates come in peaks (see Appendix E). The first major mortgage prepayment peak comes between 1992 and 1995. In that four-year period, 34 percent of the HUD inventory becomes eligible for prepayment. The next set of peaks falls in the 2011 to 2022 range. Even under a best-case scenario, 68 percent of the mortgages expire in this period.

Because most of the Section 8 contracts with opt out dates come up for renewal once every five years, virtually all of the renewable contracts become eligible for opt outs by 1993, putting 67 percent of those units at risk in the next five years.

In recent years, most Section 8 contracts through HUD were being issued in fifteen-year terms with five-year renewal options. Since August of 1984, however, HUD has issued primarily five-year non-renewable Section 8 contracts. This short term commitment is in keeping with an administration emphasis on vouchers, and person-based, rather than project-based subsidies. However, it also means that in the year 1991 alone, even in the best-case scenario, 10 percent of HUD's Section 8 units will be lost from the inventory.

Of the total inventory of 49,000 units, 22 percent are in the Twin Cities, 22 percent are in the rest of the seven-county metro area, and 56 percent are in greater Minnesota.[**] Of the 30,800 units under Section 8 contracts and FmHA rental assistance agreements, 22 percent are in the Twin Cities, 24 percent are in the rest of the seven-county metro area, and 54 percent are in greater Minnesota.

Forty-five percent of the assisted units in the state have contracts through HUD, 31 percent through MHFA,[***] and 24 percent through FmHA. MHFA holds 45 percent of the rental assistance contracts, HUD 39 percent, and FmHA 17 percent.

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[*] FmHA projects established before December 21, 1979 have no prepayment restrictions in their contracts, and so would be eligible for prepayment immediately. However, moratoria on prepayments have been imposed by Congress periodically for the past several years. Although the last moratorium expired on March 15, 1988, the new regulations from Title II are expected to continue restricting prepayments. Until those regulations are published, FmHA is operating under an administrative decision not to accept prepayments. Since Title II contains a two-year sunset, pre-December 1979 FmHA projects are assumed here to be prepayable two years from now.

[**] "Twin Cities" refers to Minneapolis and St. Paul. "Metro area" refers to Hennepin, Ramsey, Anoka, Dakota, Carver, Scott, and Washington counties, without Minneapolis and St. Paul. "Greater Minnesota" refers to the remaining eighty counties.

[***] MHFA administers a small number of 236, and 221(d)(3) and (d)(4) projects that are also listed in HUD's inventory. In order to avoid double counting those units, those listed both places have been treated as HUD projects.

MORTGAGE ASSISTANCE

As illustrated in Figure 3 and Table 2, projects receiving mortgage assistance face vastly different best- and worst-case scenarios. In a best-case scenario, no units are lost until 2009. At that point, units drop out of the assisted housing inventory rapidly. Forty-two percent of the units are lost in the next ten years and another 42 percent of the original total in the following ten years. After 2038, none of the existing housing in Minnesota's current assisted housing stock will remain.

In a worst-case scenario, nearly half of Minnesota's assisted housing stock will be lost in the next five years. In the MHFA inventory nearly 14,000 units are under no prepayment restrictions. With FmHA units, unless new restrictions are put in place when Title II expires, over 5,000 will be immediately eligible for prepayment. (See Appendix C for a description of prepayment restrictions on MHFA's and FmHA's programs.) HUD's projects are not immediately eligible for prepayment, but within five years, 16 percent (and within ten years, 45 percent) of the HUD inventory will be at risk.

FIGURE 3. NUMBER OF HOUSING UNITS WITH MORTGAGE ASSISTANCE IN MINNESOTA: BEST- AND WORST-CASE SCENARIOS BY YEAR

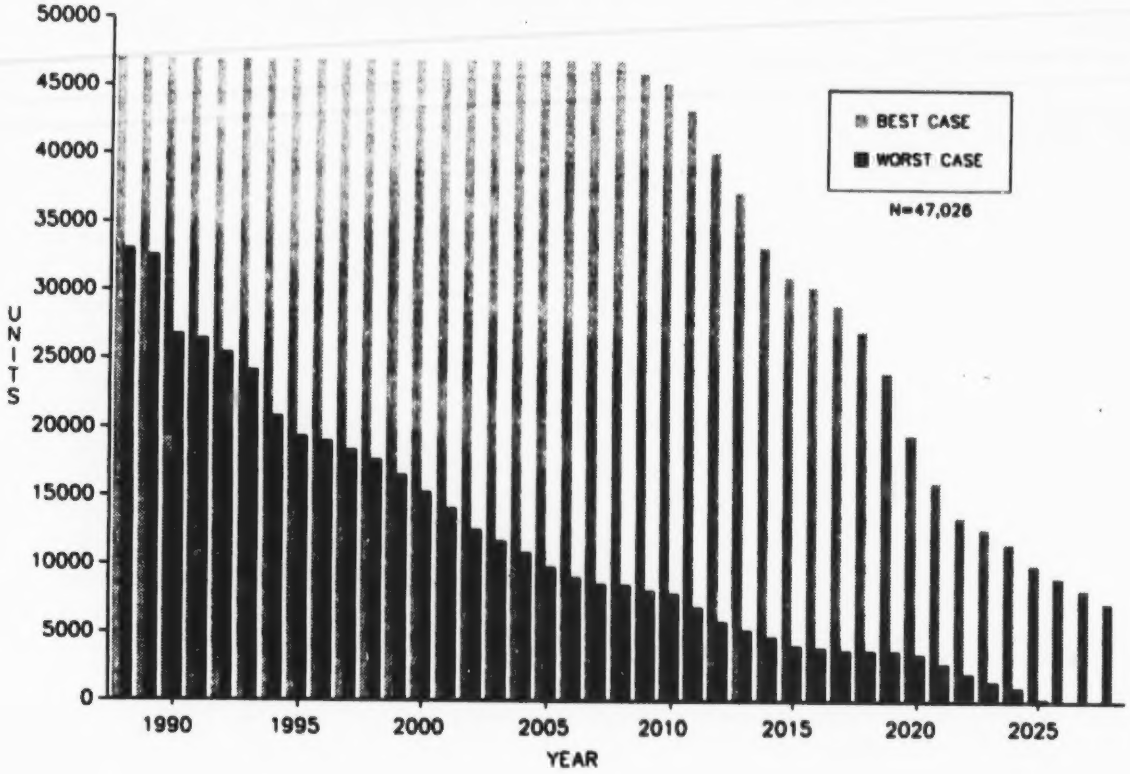


TABLE 2. UNITS WITH MORTGAGE ASSISTANCE

BEST CASE SCENARIO

YEAR	TOTAL # OF UNITS AT RISK	MHFA	FmHA	HUD
1988	0	0	0	0
1993	0	0	0	0
1998	0	0	0	0
2008	0	0	0	0
2018	19,893 (42.30%)	5,394 (37.29%)	258 (2.23%)	14,241 (67.79%)
2028	39,729 (84.48%)	14,421 (99.70%)	4,360 (37.74%)	20,948 (99.71%)
2038+	47,026 (100%)	14,465 (100%)	11,553 (100%)	21,008 (100%)

WORST CASE SCENARIO

YEAR	TOTAL # OF UNITS AT RISK	MHFA	FmHA	HUD
1988	13,929 (29.62%)	13,929 (96.29%)	0	0
1993	22,807 (48.50%)	13,929 (96.29%)	5,451 (47.18%)	3,427 (16.31%)
1998	29,317 (62.23%)	14,465 (100%)	5,451 (47.18%)	9,401 (44.75%)
2008	38,488 (81.84%)	14,465 (100%)	11,553 (100%)	12,470 (59.36%)
2018	43,286 (92.05%)	14,465 (100%)	11,553 (100%)	17,268 (82.20%)
2028+	47,026 (100%)	14,465 (100%)	11,553 (100%)	21,008 (100%)

SECTION 8 RENTAL ASSISTANCE

As illustrated in Figure 4 and Table 3, the best- and worst-case scenarios for units with Section 8 rental assistance differ substantially as well. Even in a best-case scenario, 13 percent of Minnesota's Section 8 units will be lost in the next five years. In ten years 29 percent, and in twenty years over half of Minnesota's Section 8 units will be lost. This drop off is much steeper than for the best case for mortgage assistance, where losses are not felt until 2009. For Section 8 units, half of the stock will be gone by 2009.

In a worst-case scenario, the next five years could see a precipitous drop in the number of units with Section 8 assistance, with 67 percent of the assisted units lost before 1993. In ten years nearly three-quarters of these units could be lost, and all could be gone within thirty years.

FIGURE 4. NUMBER OF SECTION 8 HOUSING UNITS IN MINNESOTA: BEST- AND WORST-CASE SCENARIOS BY YEAR

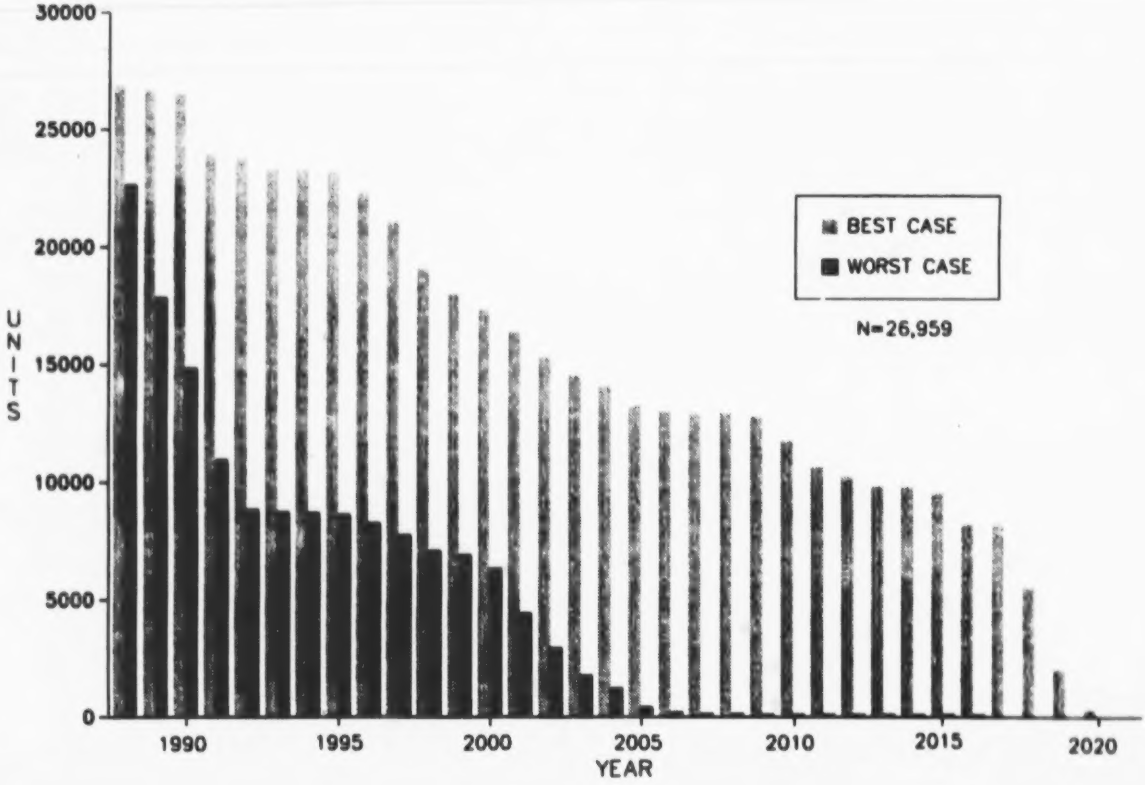


TABLE 3. UNITS WITH SECTION 8 ASSISTANCE

BEST CASE SCENARIO

YEAR	TOTAL # OF UNITS AT RISK	MHFA	FmHA	HUD
1993	3,558 (13.20%)	0	0	3,558 (29.85%)
1998	7,845 (29.10%)	603 (4.40%)	325 (24.45%)	6,917 (58.03%)
2008	13,970 (51.82%)	752 (5.48%)	1,329 (100%)	11,889 (99.75%)
2018	21,365 (79.25%)	8,117 (59.20%)	1,329 (100%)	11,919 (100%)
2028	26,959 (100%)	13,711 (100%)	1,329 (100%)	11,919 (100%)

WORST CASE SCENARIO

YEAR	TOTAL # OF UNITS AT RISK	MHFA	FmHA	HUD
1993	18,177 (67.42%)	11,075 (80.77%)	593 (44.62%)	6,509 (54.61%)
1998	19,842 (73.60%)	11,648 (84.95%)	644 (49.96%)	7,601 (63.77%)
2008	26,758 (99.25%)	13,540 (98.75%)	1,329 (100%)	11,889 (99.75%)
2018	26,959 (100%)	13,711 (100%)	1,329 (100%)	11,919 (100%)

GEOGRAPHIC DISTRIBUTION

HUD, MHFA and FmHA all have projects located across the state (Figure 5). HUD's projects include 45 percent of the state's units that receive federal assistance, followed by MHFA with 31 percent and FmHA with 24 percent (see Table 4).

TABLE 4. DISTRIBUTION OF ASSISTED UNITS BY GEOGRAPHIC REGION AND ADMINISTERING AGENCY

Area	Total Units	(%^{a})	HUD	(%^{b})	MHFA	(%^{b})	FmHA	(%^{b})
Minneapolis								
Units	5,871	(11.97)	4,389	(74.76)	1,482	(25.24)	0	
Section 8	4,395	(16.30)	3,091	(70.33)	1,304	(29.67)	0	
St. Paul								
Units	4,877	(9.94)	3,640	(74.64)	1,237	(25.64)	0	
Section 8	2,515	(9.33)	1,856	(73.80)	659	(26.20)	0	
Twin Cities (Total Minneapolis and St. Paul)								
Units	10,748	(21.91)	8,029	(74.70)	2,719	(25.30)	0	
Section 8	6,910	(25.63)	4,947	(71.59)	1,963	(28.41)	0	
Metro Area (Excluding Twin Cities)								
Units	10,609	(21.63)	5,183	(48.85)	4,855	(45.76)	571	(5.38)
Section 8	7,184	(26.65)	2,732	(38.03)	4,402	(61.28)	50	(0.69)
RA^c	161	(4.20)	0		0		161	(100)
Greater Minnesota								
Units	27,690	(56.46)	8,908	(32.17)	7,800	(28.17)	10,982	(39.66)
Section 8	12,865	(47.72)	4,240	(32.96)	7,346	(57.10)	1,279	(9.94)
RA^c	3,671	(95.80)	0		0		3,671	(100)
All of Minnesota								
Units	49,047	(100)	22,120	(45.10)	15,374	(31.35)	11,553	(23.55)
Section 8	26,959	(100)	11,919	(44.21)	13,711	(50.86)	1,329	(4.93)
RA^c	3,832	(100)	0		0		3,832	(100)

[a] = Percentage of total units in the state.
[b] = Percentage of units in this geographic area.
[c] = Rental assistance.

In greater Minnesota, the percentage of projects handled by FmHA nearly doubles to 40 percent of the assisted units, while HUD and MHFA account for 32 percent and 28 percent respectively. In the Twin Cities HUD dominates, with 75 percent of the assisted units. Units in the rest of the metro area are divided fairly evenly between HUD and MHFA, with a few scattered FmHA projects.

The prepayment and opt out situations at each agency are different. For this reason, geographic areas served more heavily by one agency than another will be affected by the agencies' different policies and programs. Figures 6-8 map the distribution of assisted housing by county for each agency. (For a complete breakdown of data county-by-county see Appendix F.)

All counties in the state contain assisted housing units. Some counties are much more heavily assisted than others, however. The ten counties most affected by assisted housing are listed in Table 5.

TABLE 5. TEN MINNESOTA COUNTIES WITH THE MOST FEDERAL HOUSING ASSISTANCE

	TOTAL NUMBER OF ASSISTED UNITS	NUMBER OF SECTION 8 UNITS	NUMBER OF MORTGAGE-ASSISTED UNITS
Hennepin	10,477	7,833	10,022
Ramsey	6,367	3,732	6,107
St. Louis	3,305	2,042	3,267
Olmsted	1,415	895	1,415
Dakota	1,294	563	1,270
Anoka	1,154	784	959
Stearns	1,133	739	1,133
Washington	1,114	590	1,106
Wright	947	467	947
Rice	838	412	838

SUBSIDY PROGRAMS

The degree to which units are affordable to low-income families depends in large part on the type of mortgage subsidy program that was used to finance the project, and on the availability of rental assistance to be used in conjunction with those mortgage subsidies.

In many projects the mortgage subsidy alone is not sufficient to make the units affordable. Section 8 or FmHA rental assistance has been added to many of these projects. The interactive nature of these subsidies suggests that looking at best- and worst-case scenarios of either mortgage assistance or rental assistance in isolation may be misleading. For example, some assisted mortgages may not be prepayable for another twenty years, but the Section 8 assistance tied to that project--the assistance which

FIGURE 5. HOUSING UNITS ASSISTED BY HUD, MHFA, AND FmHA*

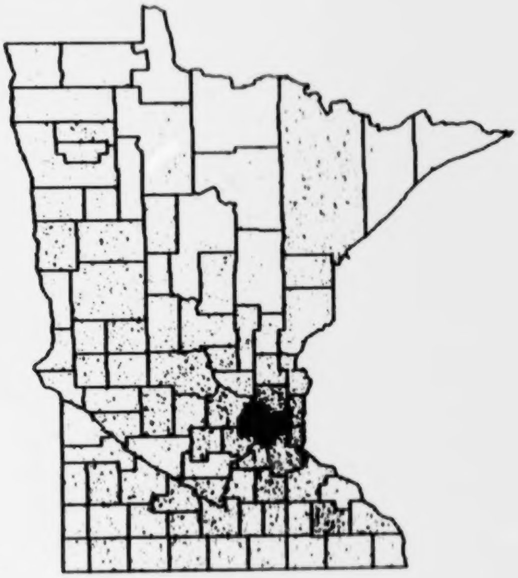


FIGURE 6. HOUSING UNITS ASSISTED BY HUD*

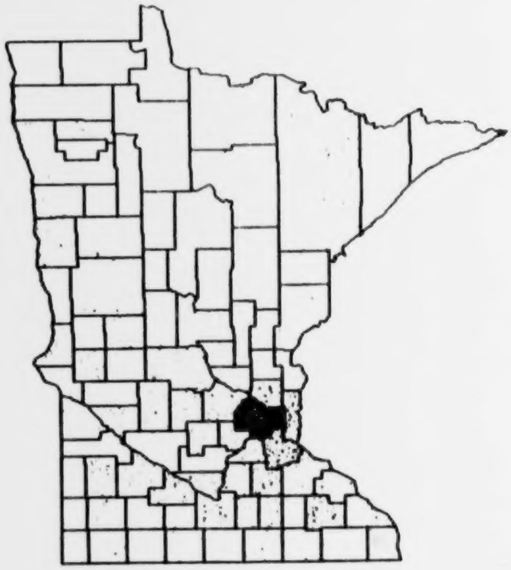


FIGURE 7. HOUSING UNITS ASSISTED BY MHFA*

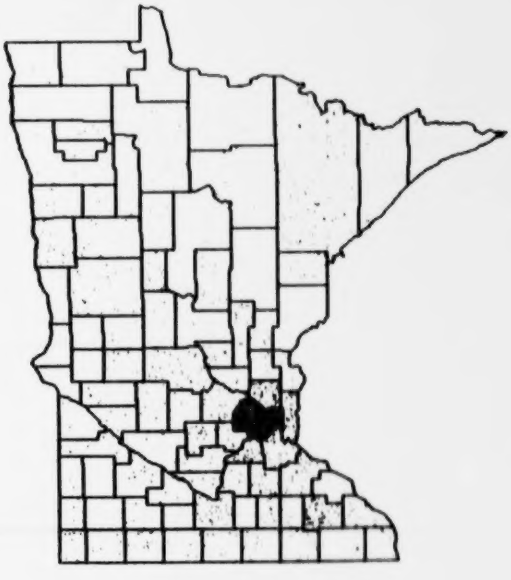
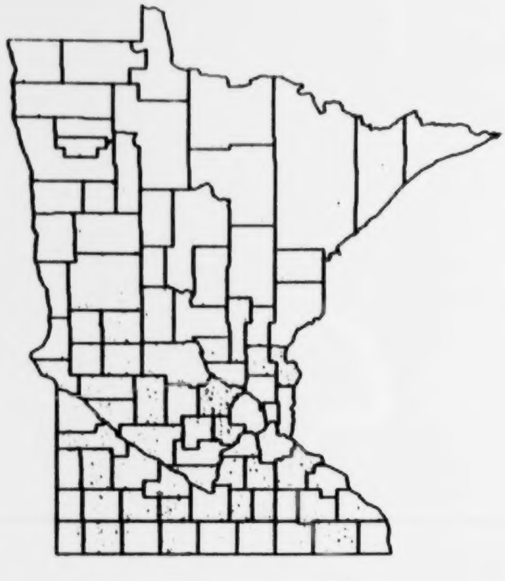


FIGURE 8. HOUSING UNITS ASSISTED BY FmHA*

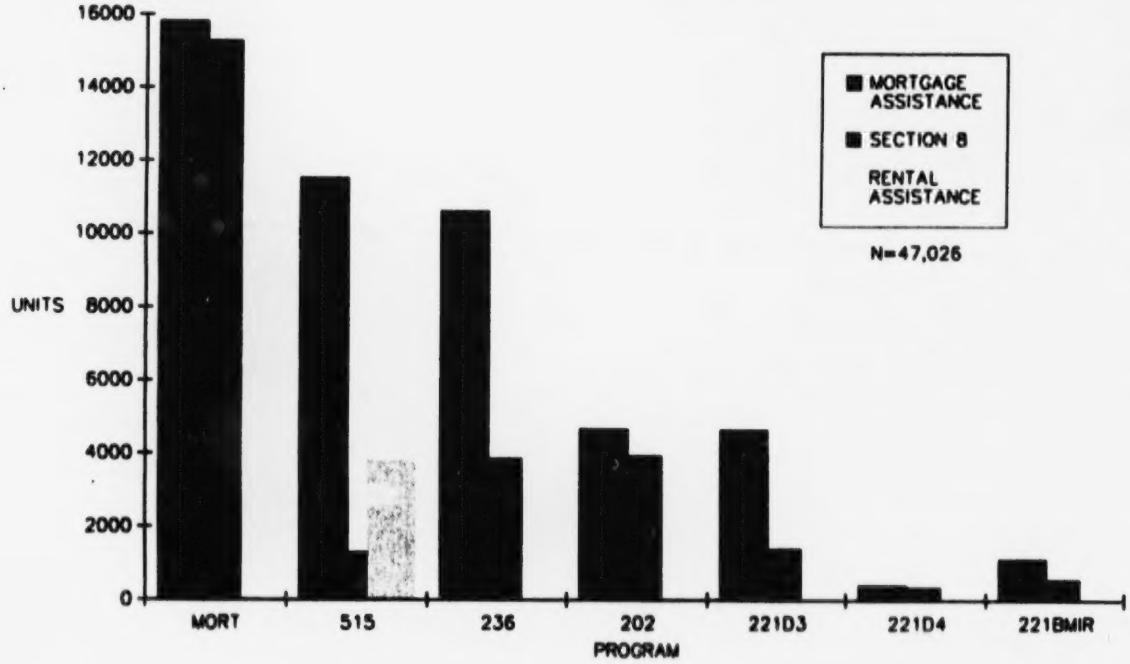


One dot = 10 units.

* Dots on these maps are randomly placed within each county to represent the number of units assisted in that county. They do not indicate the precise location of the units. In particular, note that most of the dots randomly scattered in St. Louis County represent units that are actually located in and around Duluth.

makes the unit truly affordable to low-income families--may run out in the next five years. Figure 9 indicates the extent to which Section 8 or rental assistance has been issued in conjunction with mortgage subsidy programs.

FIGURE 9. HOUSING UNITS WITH MORTGAGE ASSISTANCE IN MINNESOTA AND THE PORTION OF THOSE UNITS WITH SECTION 8 OR RENTAL ASSISTANCE AS WELL



CONCLUSION

SUMMARY

Minnesota's entire stock of existing federally-assisted privately-owned low-income rental housing, a stock that exceeds 49,000 units, will be lost in the next fifty years. Under a best-case scenario, 52 percent of those units with Section 8 contracts will lose their assistance within twenty years. In addition, within thirty years use controls on 42 percent of those units receiving mortgage assistance will expire. Under a worst case scenario, 82 percent of the units covered by mortgage assistance contracts, and 99 percent of those units covered by Section 8 contracts would see their use controls terminated within the next twenty years.

FORECAST

It is unlikely that the worst case scenario will materialize. Most owners will probably choose to maintain their units under subsidy and with the existing use controls for the full duration of the mortgage or the Section 8 contract.

Unfortunately, the best case scenario is also unlikely to materialize. All three agencies administering federally-assisted low-income rental housing projects in Minnesota are aware of owners who definitely intend to prepay their mortgages, and two agencies have made projections about which projects are at risk.

In addition, some MHFA mortgages have already been paid off, although they have retained their Section 8 subsidies. FmHA units have also been lost, and more owners have declared an intent to prepay their mortgages as soon as the agency's self-imposed moratorium is lifted. HUD is aware of project owners eligible to prepay their mortgages in the next five years who intend to do so, and to terminate their use control agreements.

POLICY RESPONSES

In many cases, owners do have a legal right to terminate use control agreements early. Policy responses aimed at minimizing the negative impact that expiring use controls may have on low-income renters must acknowledge those rights.

This suggests several possible responses that might be considered in future policy discussions. One is to provide further incentives to owners so that they will choose to maintain their units as part of the affordable low-income housing stock. Provisions for many such incentives have been included in the Title II legislation, and more details are likely to be worked out over the next several years. The problem with such a solution is that public funds can end up being poured into the same projects year after year, without increasing the available stock of affordable rental housing.

Another possible response would involve adding long-term or permanent restrictions on units that receive any further assistance. This would not help preserve projects that are currently in good financial shape and request no assistance before the owner wishes to prepay the mortgage, but it would have an incremental effect on those projects that do request such assistance.

Some existing additional assistance plans already do restrict prepayment options. These restrictions might be expanded to require projects that receive assistance in the future to remain affordable in perpetuity. An arrangement could also be devised that would allow owners to terminate use controls only if they repay the public subsidy that was granted to them.

The current lack of federal programs producing new low-income rental housing is a serious problem. There is also a shortage of affordable rental units in many areas of the country that the private market is not addressing. National housing policy could address this shortage by implementing some form of production program for low-income housing, and by working to assure that use controls on new projects are implemented with an eye to the long term--either in perpetuity or with ongoing replacement programs established.

The current administration's push toward a person-based housing voucher system has the potential of being useful. However, studies have indicated that there are numerous problems with such an approach. These include the difficulty that some groups may have in obtaining units because of discriminatory rental procedures, the short-term nature of the vouchers, and recipients' inability to locate satisfactory units. Some of these problems might be minimized if vouchers were administered in conjunction with a housing production program, but the problems deserve attention in their own right.

The current expiring use control dilemma has emerged from past federal policies that have relied on the private sector to provide affordable housing for low-income people. By definition the for-profit sector must realize competitive returns on their investments. This means that whenever the interests of low-income tenants run counter to owners' profit-motivated interests, low-income tenants are bound to come out the losers. By relying on the private market to provide housing, federal housing policies set up a situation destined to run into crisis.

Alternatives to private ownership of low-income rental housing are emerging. In Minnesota and across the country, nonprofit groups--community-based developers, church groups, cooperatives, and local public agencies--have proven their ability to provide affordable rental housing that will remain affordable over the long term. Although other policy changes have the potential to mitigate the negative impact of expiring use controls, nonprofit groups are in the best position to provide affordable housing over the long term.

THE FUTURE

Sooner or later, all existing use control contracts will run out. Prepayment options and Section 8 opt out opportunities have prompted housing activists to sound the alarm, and the problem of expiring use controls is receiving national attention. Because of the immediacy and seriousness of the problem in cases where people are likely to be displaced in the next few years, much attention has been focused on the projects that are to be lost first.

In considering expiring use controls as a broader issue, however, it is crucial to recognize that all privately-owned federally-assisted projects have finite contracts. Those contracts will run out. Without ongoing production or acquisition programs to replace or preserve those units, the assisted housing stock will eventually be reduced to

nothing. We cannot wait until that stock is gone to determine what direction our assisted housing policies should take. Housing programs take time to devise and implement. We must begin working now to produce the housing that will replace the existing stock that, even under the best case scenario, sooner or later, will be lost.

APPENDIX A

OWNER MOTIVATIONS FOR PREPAYING MORTGAGES OR OPTING OUT OF RENTAL ASSISTANCE AGREEMENTS

In looking at the problem of expiring use controls, it is important to understand owner motivations--their motives for choosing to use a federal subsidy program in the first place, their motives for staying in the program now, and their motives for prepaying the mortgage or opting out of the rental assistance contract.

CHOOSING A FEDERAL PROGRAM

Direct Federal Incentives

One reason owners chose to use public programs in the first place is fairly straightforward. The federal government wants the private sector to serve the housing needs of low- and moderate-income people, and so has provided programs that offer very favorable terms to private owners and developers.

Federal mortgage guarantees and direct federal loans have allowed developers and owners access to money at very favorable interest rates. Interest write-downs allow owners and developers to make use of conventional sources of financing, but through interest-reduction payments to private lenders, to face real mortgage payments at substantially reduced effective interest rates. Rental assistance payments make it possible for owners to serve the low-income population the government wants to assist, and to charge rents that, at least at the beginning of the programs, have been generally at the upper end of the area's market rent prices (fair market rents). In addition, Section 8 has offered some degree of security by paying for excessive damage done by tenants and guaranteeing a percentage of some rents even if the units are vacant. Although using these programs has imposed use restrictions on owners, the incentives virtually guarantee a profitable rental income stream, making the incentives strong enough that it is worthwhile for owners to submit to the restrictions.

Federal Tax Incentives

In addition, federal tax policies during the period that most of the projects were developed offered many ways for investors to benefit by putting their money into projects. The tax structure allowed deductions for depreciation that could be taken rapidly enough that investors could show substantial tax losses against other income based on their share in the project without taking an actual cash loss. The Tax Reform Act of 1986 substantially curtailed these tax-based incentives and has been cited as a major factor in reduced private sector participation in low-income housing.

STAYING IN THE PROGRAM

Owners tend to stay in the projects for the same reasons that they got in in the first place. Particularly for owners who invested in their projects before the inflation period of the late 1970s, the interest rates they were able to obtain when they financed the deals are even more favorable. In market areas where unsubsidized rents are lower than the rents earned with the program, or where area vacancy rates are high, Section 8 programs still offer owners guaranteed profits that might not be attainable in unassisted projects.

GETTING OUT

Decreased Advantages

Unfortunately, owners do have many incentives for getting out of use controls. Owners in some of the programs got in at a time when interest rates were not advantageous, and they could benefit by refinancing the project elsewhere, which would terminate the use restrictions. Some of the programs do allow for refinancing, but not always at terms favorable enough to induce the owner to submit to continued use restrictions.

In the case of projects with cash flow limitations, owners could be realizing a much higher rate of return on their investments without controls. For example, MHFA mortgaged properties can be extremely profitable, but investor returns are limited by the agency, and excess profits go into reserve funds to which owners do not have free access. In other cases, federally-established rents do not provide the return owners could realize by converting the project to market rate rental, converting to for-sale condominiums, or changing to some other use. Program restrictions prevent owners from turning their properties to these other more lucrative uses.

For some owners, the incentive is not only a monetary one. The extent to which the agencies interfere with owners' management choices varies, but the red tape involved in annual budget approvals, rent rate increase approvals, approvals to spend reserve funds, and agency instructions about how maintenance should be improved can be irksome enough to give owners the incentive to get out of government contracts.

Personal Reasons

Owners' personal situations can also influence their decisions about whether to prepay or opt out. Owners in need of capital may have very good reason to sell a project, even if under other circumstances they would have remained in the program. Some owners simply want to pay off their debts and own the projects free and clear. Others may be retiring and want to rid themselves of the work of managing the project. It is impossible to factor such personal motivations into an assessment of the risk of project losses.

Tax Reasons

The tax reform of 1986 will probably prove to have a substantial effect on investor decision making. By drastically reducing the tax losses investors will be able to claim, the act has eliminated many investors' motives for choosing to put their money into projects in the first place. Worse, if the project is somewhat successful and has substantially used up its depreciation allowances, investors may incur taxes on project profits while being limited on the cash flow to pay them. What they invested in as a tax shelter may then become a tax liability. For investors in such situations, prepaying the mortgages will be a high priority, especially so if reserves have accumulated to any significant degree.

OTHER CHOICES

If a project ceases to be an asset and becomes a burden, the owner may consider other options that are less often discussed. These options include defaulting on the mortgage, violating use control agreements, or letting the project deteriorate, and then walking away from it. Some projects in the Minnesota assisted housing inventory are already in bad shape. In such cases, owners--both for profit and nonprofit alike--may walk away.

APPENDIX B

TEXT OF TITLE II

TITLE II—PRESERVATION OF LOW INCOME HOUSING

Subtitle A—General Provisions

SEC. 201. SHORT TITLE.

This title may be cited as the "Emergency Low Income Housing Preservation Act of 1987".

SEC. 202. FINDINGS AND PURPOSE.

(a) FINDINGS.—The Congress finds that—

(1) in the next 15 years, more than 330,000 low income housing units insured or assisted under sections 221(d)(3) and 236 of the National Housing Act could be lost as a result of the termination of low income affordability restrictions;

(2) in the next decade, more than 465,000 low income housing units produced with assistance under section 8 of the United States Housing Act of 1937 could be lost as a result of the expiration of the rental assistance contracts;

(3) some 150,000 units of rural low income housing financed under section 515 of the Housing Act of 1949 are threatened with loss as a result of the prepayment of mortgages by owners;

(4) the loss of this privately owned and federally assisted housing, which would occur in a period of sharply rising rents on unassisted housing and extremely low production of additional low rent housing, would inflict unacceptable harm on current tenants and would precipitate a grave national crisis in the supply of low income housing that was neither anticipated nor intended when contracts for these units were entered into;

(5) the loss of this affordable housing, to encourage the production of which the public has provided substantial benefits over past years, would irreparably damage hard-won progress toward such important and long-established national objectives as—

(A) providing a more adequate supply of decent, safe, and sanitary housing that is affordable to low income Americans;

(B) increasing the supply of housing affordable to low income Americans that is accessible to employment opportunities; and

(C) expanding housing opportunities for all Americans, particularly members of disadvantaged minorities;

(6) the provision of an adequate supply of low income housing has depended and will continue to depend upon a strong, long-term partnership between the public and private sectors that accommodates a fair return on investment;

(7) recent reductions in Federal housing assistance and tax benefits related to low income housing have increased the incentives for private industry to withdraw from the production and management of low income housing;

(8) efforts to retain this housing must take account of specific financial and market conditions that differ markedly from project to project;

(9) a major review of alternative responses to this threatened loss of affordable housing is now being undertaken by numerous private sector task forces as well as State and local organizations; and

(10) until the Congress can act on recommendations that will emerge from this review, interim measures are needed to avoid the irreplaceable loss of low income housing and irrevocable displacement of current tenants.

(b) PURPOSE.—It is the purpose of this title—

(1) to preserve and retain to the maximum extent practicable as housing affordable to low income families or persons those privately owned dwelling units that were produced for such purpose with Federal assistance;

(2) to minimize the involuntary displacement of tenants currently residing in such housing; and

(3) to continue the partnership between all levels of government and the private sector in the production and operation of housing that is affordable to low income Americans.

SEC. 203. TERMINATION OF CERTAIN PROVISIONS.

(a) IN GENERAL.—Effective upon the expiration of the 2-year period beginning on the date of the enactment of this Act—

(1) subtitles B and D are repealed; and

(2) each provision of law amended by subtitle B or D is amended to read as it would without such amendment.

(b) SAVINGS PROVISION.—The repeal or amendment of any provision under subsection (a) shall have no effect on any action taken or authorized under the provision prior to such repeal or amendment.

Subtitle B—Prepayment of Mortgages Insured Under National Housing Act

SEC. 221. GENERAL PREPAYMENT LIMITATION.

(a) PRIOR APPROVAL OF PLAN OF ACTION.—An owner of eligible low income housing may prepay, and a mortgagee may accept prepayment of, a mortgage on such housing only in accordance with a plan of action approved by the Secretary of Housing and Urban Development under this subtitle.

(b) ALTERNATIVE PREPAYMENT MORATORIUM.—In the event any court of the United States or any State invalidates the requirements established in this subtitle, an owner of eligible low income housing located in the geographic area subject to the jurisdiction of such court may not prepay, and a mortgagee may not accept prepayment of, a mortgage on such housing during the 2-year period following the date of such invalidation.

SEC. 222. NOTICE OF INTENT.

An owner of eligible low income housing seeking to initiate prepayment or other changes in the status or terms of the mortgage or regulatory agreement shall file with the Secretary a notice of the intent of the owner in such form and manner as the Secretary shall prescribe. The owner shall simultaneously file the notice or intent with any appropriate State or local government agency for the jurisdiction within which the housing is located.

SEC. 223. PLAN OF ACTION.

(a) PREPARATION AND SUBMISSION.—Upon receipt of a notice of intent, the Secretary shall provide the owner with such information as the owner needs to prepare a plan of action, which information shall include a description of the Federal incentives authorized under this title. The owner shall submit the plan of action to the Secretary in such form and manner as the Secretary shall prescribe. The owner may simultaneously submit the plan of action to any appropriate State or local government agency for the jurisdiction within which the housing is located, which agency shall, in reviewing the plan, consult with representatives of the tenants of the housing.

(b) CONTENTS.—The plan of action shall include—

(1) a description of any proposed changes in the status or terms of the mortgage or regulatory agreement, which may include a request for incentives to extend the low income use of the housing;

(2) a description of any assistance that could be provided by State or local government agencies, as determined by prior consultation between the owner and any appropriate State or local agencies;

(3) a description of any proposed changes in the low income affordability restrictions;

(4) a description of any change in ownership that is related to prepayment;

(5) an assessment of the effect of the proposed changes on existing tenants;

(6) a statement of the effect of the proposed changes on the supply of housing affordable to lower and very low income families or persons in the community within which the housing is located and in the area that the housing could reasonably be expected to serve; and

(7) any other information that the Secretary determines is necessary to achieve the purposes of this title.

(c) REVISIONS.—The owner may from time to time revise and amend the plan of action as may be necessary to obtain approval of the plan under this subtitle.

SEC. 224. INCENTIVES TO EXTEND LOW INCOME USE.

(a) AGREEMENTS BY SECRETARY.—After receiving a plan of action from an owner of eligible low income housing, the Secretary may enter into such agreements as are necessary to satisfy the criteria for approval under section 225.

(b) PERMISSIBLE INCENTIVES.—Such agreements may include one or more of the following incentives that the Secretary, after taking into account local market conditions, determines to be necessary to achieve the purposes of this title:

(1) An increase in the allowable distribution or other measures to increase the rate of return on investment.

(2) Revisions to the method of calculating equity.

(3) Increased access to residual receipts accounts or excess replacement reserves.

(4) Provision of insurance for a second mortgage under section 241(f) of the National Housing Act.

(5) An increase in the rents permitted under an existing contract under section 8 of the United States Housing Act of 1937, or (subject to the availability of amounts provided in appropriation Acts) additional assistance under such section 8 or an extension of any project-based assistance attached to the housing.

(6) Financing of capital improvements under section 201 of the Housing and Community Development Amendments of 1978.

(7) Other actions, authorized in other provisions of law, to facilitate a transfer or sale of the project to a qualified nonprofit organization, limited equity tenant cooperative, public agency, or other entity acceptable to the Secretary.

(8) Other incentives authorized in law.

SEC. 225. CRITERIA FOR APPROVAL OF PLAN OF ACTION.

(a) Plan of Action Involving Termination of Low Income Affordability Restrictions.—The Secretary may approve a plan of action that involves termination of the low income affordability restrictions only upon a written finding that—

(1) implementation of the plan of action will not materially increase economic hardship for current tenants or involuntarily displace current tenants (except for good cause) where comparable and affordable housing is not readily available; and

(2)(A) the supply of vacant, comparable housing is sufficient to ensure that such prepayment will not materially affect—

(i) the availability of decent, safe, and sanitary housing affordable to lower income and very low-income families or persons in the area that the housing could reasonably be expected to serve;

(ii) the ability of lower income and very low-income families or persons to find affordable, decent, safe, and sanitary housing near employment opportunities; or

(iii) the housing opportunities of minorities in the community within which the housing is located; or

(B) the plan has been approved by the appropriate State agency and any appropriate local government agency for the jurisdiction within which the housing is located as being in accordance with a State strategy approved by the Secretary under section 226.

(b) Plan of Action Including Incentives.—The Secretary may approve a plan of action that includes incentives only upon finding that—

(1) the package of incentives is necessary to provide a fair return on the investment of the owner;

(2) due diligence has been given to ensuring that the package of incentives is, for the Federal Government, the least costly alternative that is consistent with the full achievement of the purposes of this title; and

(3) binding commitments have been made to ensure that—

(A) the housing will be retained as housing affordable for very low-income families or persons, lower income families or persons, and moderate income families or persons for the remaining term of the mortgage;

(B) throughout such period, adequate expenditures will be made for maintenance and operation of the housing;

(C) current tenants shall not be involuntarily displaced (except for good cause);

(D) any increase in rent contributions for current tenants shall be to a level that does not exceed 30 percent of the adjusted income of the tenant or the fair market rent for comparable housing under section 8(b) of the United States Housing Act of 1937, whichever is lower;

(E)(i) any resulting increase in rents for current tenants (except for increases made necessary by increased operating costs)—

(I) shall be phased in equally over a period of not less than 3 years, if such increase is 30 percent or more; and

(II) shall be limited to not more than 10 percent per year if such increase is more than 10 percent but less than 30 percent; and

(ii) assistance under section 8 of the United States Housing Act of 1937 shall be provided if necessary to mitigate any adverse affect on current income eligible tenants; and

(F)(i) rents for units becoming available to new tenants shall be at levels approved by the Secretary that will ensure, to the extent practicable, that the units will be available and affordable to the same proportions of very low-income families or persons, lower income families or persons, and moderate income families or persons (including families or persons whose incomes are 95 percent or more of area median income) as resided in the housing as of January 1, 1987; and

(ii) in approving rents under this paragraph, the Secretary shall take into account any additional incentives provided under this subtitle and shall make provision for such annual rent adjustments as may be made necessary by future reasonable increases in operating costs.

SEC. 226. ALTERNATIVE STATE STRATEGY.

(a) CRITERIA FOR APPROVAL.—The Secretary may approve a State strategy for purposes of section 225(a) only upon finding that it is a practicable statewide strategy that ensures at a minimum that—

(1) current tenants will not be involuntarily displaced (except for good cause);

(2) housing opportunities for minorities will not be adversely affected in the communities within which the housing is located;

(3) any increase in rent for current tenants shall be to a level that does not exceed 30 percent of the adjusted income of the tenants or the fair market rent for comparable housing under section 8(b) of the United States Housing Act of 1937, whichever is lower, except that any increase not necessitated by increased operating costs shall be phased in equally over not less than 3 years if such increase exceeds 10 percent;

(4) housing approved under the State strategy will remain affordable to very low-income, lower income or moderate income

families and persons for not less than the remaining term of the original mortgage, if the housing is to be made available for rental, or for not less than 40 years, if the housing is to be made available for homeownership;

(5)(A) not less than 80 of all units in eligible low income housing approved under the State strategy shall be retained as affordable to families or persons meeting the income eligibility standards for initial occupancy that applies to the housing on January 1, 1987; and

(B) not less than 60 percent of the units in any one project shall remain available and affordable to such families or persons, within which not less than 20 percent of the units shall remain available and affordable to very low income families or persons as determined by the Secretary with adjustments for smaller and larger families;

(6) expenditures for rehabilitation, maintenance and operation shall be at a level necessary to maintain the housing as decent, safe and sanitary for the period specified in paragraph (4);

(7) not less than 25 percent of new assistance required to maintain low income affordability in accordance with this section shall be provided through State and local actions, such as tax exempt financing, low-income tax credits, State or local tax concessions, and other incentives provided by the State or local governments; and

(8) for each unit of eligible low income housing approved under the State strategy that is not retained as affordable to families or persons meeting the income eligibility standards for initial occupancy on January 1, 1987, the State will provide with State funds 1 additional unit of comparable housing in the same market area that is available and affordable to such families or persons, and such units or funds shall be made available before the Secretary approves the State strategy.

(b) ADDITIONAL REQUIREMENTS.—

(1) The Secretary may not approve a State strategy until the State has entered into all of the agreements necessary to carry out the strategy.

(2) Each State strategy shall include any other provision that the Secretary determines to be necessary to implement an approved State strategy.

(c) IMPLEMENTATION AGREEMENTS.—The Secretary may enter into such agreements as are necessary to implement an approved State strategy, which agreements may include incentives that are authorized in other provisions of this subtitle.

SEC. 227. TIMETABLE FOR APPROVAL OF PLAN OF ACTION.

(a) NOTIFICATION OF DEFICIENCIES.—Not later than 60 days after receipt of a plan of action, the Secretary shall notify the owner in writing of any deficiencies that prevent the plan of action from being approved. If deficiencies are found, such notice shall describe alternative ways in which the plan could be revised to meet the criteria for approval.

(b) NOTIFICATION OF APPROVAL.—

(1) IN GENERAL.—Not later than 180 days after receipt of a plan of action, or such longer period as the owner requests, the Secretary shall notify the owner in writing whether the plan of action, including any revisions, is approved. If approval is withheld, the notice shall describe—

(A) the reasons for withholding approval; and

(B) the actions that could be taken to meet the criteria for approval.

(2) OPPORTUNITY TO REVISE.—The Secretary shall subsequently give the owner a reasonable opportunity to revise the plan of action and seek approval.

SEC. 228. MODIFICATION OF EXISTING REGULATORY AGREEMENTS.

(a) IN GENERAL.—If a plan of action cannot be approved within 300 days after a plan of action is submitted, the Secretary shall, upon the request of the owner, modify existing regulatory agreements to—

(1) prevent involuntary displacement of current tenants (except for good cause);

(2) ensure that adequate expenditures will be made for maintenance and operation of the housing;

(3) extend any expiring project-based assistance on the housing for the term of the agreement;

(4) permit an increase in the allowable distribution that could be accommodated by a rise in rents on occupied units to rise to a level no higher than 30 percent of the adjusted income of the current tenants, as determined by the Secretary, except that rents shall not exceed the fair market rent for comparable housing under section 8(b) of the United States Housing Act of 1937 and any resulting increase in rents for current tenants shall be phased in equally over a period of no less than 3 years unless such increase is less than 10 percent; and

(5) ensure that units becoming vacant during the term of the agreement are made available in accordance with section 225(b)(6).

(b) EXPIRATION.—Agreements entered into under this section shall expire upon the expiration of the 4-year period beginning on the date of the enactment of this Act. Upon the expiration of the agreements, the housing covered by the agreements shall be subject to any law then affecting low income affordability restrictions.

SEC. 229. CONSULTATIONS WITH OTHER INTERESTED PARTIES.

The Secretary shall confer with any appropriate State or local government agency to confirm any State or local assistance that is available to achieve the purposes of this title and shall give consideration to the views of any such agency when making determinations under section 225. The Secretary shall also confer with appropriate interested parties that the Secretary believes could assist in the development of a plan of action that best achieves the purposes of this title.

SEC. 230. RIGHT OF CONVERSION TO ALTERNATIVE PREPAYMENT SYSTEM.

Any agreement to extend low income affordability restrictions under section 225(b) shall, for 4 years from the date of the enactment of this Act, provide the owner the right to convert to any *system of incentives and restrictions provided in law during such period, with such adjustments as the Secretary determines are appropriate to compensate for the value of any benefits the owner had received under this title.*

SEC. 231. INSURANCE FOR SECOND MORTGAGE FINANCING.

Section 241 of the National Housing Act is amended by adding at the end the following new subsection:

"(f)(1) Notwithstanding any other provision of this section, the Secretary may, upon such terms and conditions as the Secretary may prescribe, make a commitment to insure and insure equity loans made by financial institutions approved by the Secretary. For purposes of this section, the term 'equity loan' means a loan or advance of credit to the owner of eligible low income housing (as defined in section 233 of the Emergency Low Income Housing Preservation Act of 1987) that is made for the purpose of implementing a plan of action approved under such Act.

"(2) To be eligible for insurance under this subsection, an equity loan shall—

"(A) be limited to an amount equal to 90 percent of the value of the equity in the project, as determined by the Secretary, and the Secretary, in making the determination, shall take into account that rental income for the project may rise within limits established by section section 225(b) of the Emergency Low Income Housing Preservation Act of 1987;

"(B) have a maturity and provisions for amortization satisfactory to the Secretary, bear interest at such rate as may be agreed upon by the mortgagor and mortgagee, and be secured in such manner as the Secretary may require; and

"(C) contain such other terms, conditions, and restrictions as the Secretary may prescribe, including phased advances of equity loan proceeds to reflect project rent levels.

"(3) A qualified nonprofit organization or limited equity tenant cooperative corporation, when purchasing an otherwise eligible project, may constitute an owner of eligible low income housing for purposes of receiving a loan insured under this subsection.

"(4) The provisions of subsections (d), (e), (g), (h), (i), (j), (k), (l), and (n) of section 207 shall be applicable to loans insured under this section, except that—

"(A) all references to the term 'mortgage' shall be construed to refer to the term 'loan' as used in this subsection;

"(B) loans involving projects covered by a mortgage insured under section 236 shall be insured under and shall be the obligation of the Special Risk Insurance Fund; and

"(C) with respect to any sale under foreclosure of a mortgage on the project that is senior to the equity loan insured under this subsection and when the equity loan is secured by a mortgage, the Secretary may—

"(i) issue regulations providing that, in order to receive insurance benefits, the insured mortgagee shall either assign the equity loan to the Secretary or bid the amount necessary to acquire the project and convey title to the project to the Secretary, in which case the insurance benefits paid by the Secretary shall include the amount bid by

the mortgagee to satisfy the senior mortgage at the foreclosure sale; and

"(ii) if the equity loan has been assigned to the Secretary, bid, in addition to amounts authorized under section 207(k), any sum not in excess of the total unpaid indebtedness secured by such senior mortgage and the equity loan, plus taxes, insurance, foreclosure costs, fees, and other expenses.".

SEC. 232. REPORT TO CONGRESS.

Not later than 1 year after the date of the enactment of this Act, the Secretary shall submit to the Congress a report setting forth the activities carried out under this subtitle. The report shall include a description of the plans of action approved under subsections (a) and (b) of section 225 and an analysis of the extent to which the plans retain housing affordable for very low-income families or persons, lower income families or persons, and moderate income families or persons.

SEC. 233. DEFINITIONS.

For purposes of this subtitle:

(1) The term "eligible low income housing" means any housing financed by a loan or mortgage—

(A) that is—

(i) insured or held by the Secretary under section 221(d)(3) of the National Housing Act and assisted under section 101 of the Housing and Urban Development Act of 1965 or section 8 of the United States Housing Act of 1937;

(ii) insured or held by the Secretary and bears interest at a rate determined under the proviso of section 221(d)(5) of the National Housing Act;

(iii) insured, assisted, or held by the Secretary under section 236 of the National Housing Act; or

(iv) held by the Secretary and formerly insured under a program referred to in clause (i), (ii), or (iii); and

(B) that, under regulation or contract in effect before the date of the enactment of this Act, is or will within 1 year become eligible for prepayment without prior approval of the Secretary.

(2) The term "low income affordability restrictions" means limits imposed by regulation or regulatory agreement on tenant rents, rent contributions, or income eligibility in eligible low income housing.

(3) The terms "lower income families or persons" and "very low-income families or persons" mean families or persons whose incomes do not exceed the respective levels established for lower income families and very low-income families under section 3(b)(2) of the United States Housing Act of 1937.

(4) The term "moderate income families or persons" means families or persons whose incomes are between 80 percent and 95 percent of median income for the area, as determined by the Secretary with adjustments for smaller and larger families.

(5) The term "owner" means the current or subsequent owner or owners of eligible low income housing.

(6) The term "Secretary" means the Secretary of Housing and Urban Development.

(7) The term "termination of low income affordability restrictions" means any elimination or relaxation of low income affordability restrictions (other than those permitted under an approved plan of action under section 225(b)).

SEC. 234. REGULATIONS.

The Secretary shall issue final regulations to carry out this subtitle not later than 60 days after the date of the enactment of this Act. The Secretary shall provide for the regulations to take effect not later than 45 days after the date on which the regulations are issued.

SEC. 235. EFFECTIVE DATE.

The requirements of this subtitle shall apply to any project that is eligible low income housing on or after November 1, 1987.

Subtitle C—Rural Rental Housing Displacement Prevention

SEC. 241. PREPAYMENT AND REFINANCING PROCEDURES.

Section 502(c) of the Housing Act of 1949 is amended by adding at the end the following new paragraphs:

"(3) NOTICE OF OFFER TO PREPAY.—Not less than 30 days after receiving an offer to prepay any loan made or insured under section 514 or 515, the Secretary shall provide written notice of the offer or request to the tenants of the housing and related facilities involved, to interested nonprofit organizations, and to any appropriate State and local agencies.

"(4)(A) AGREEMENT BY BORROWER TO EXTEND LOW INCOME USE.—Before accepting any offer to prepay, or requesting refinancing in accordance with subsection (b)(3) of, any loan made or insured under section 514 or 515 pursuant to a contract entered into before December 21, 1979, the Secretary shall make reasonable efforts to enter into an agreement with the borrower under which the borrower will make a binding commitment to extend the low income use of the assisted housing and related facilities involved for not less than the 20-year period beginning on the date on which the agreement is executed.

"(B) ASSISTANCE AVAILABLE TO BORROWER TO EXTEND LOW INCOME USE.—To the extent of amounts provided in appropriation Acts, the agreement under subparagraph (A) may provide for 1 or more of the following forms of assistance that the Secretary, after taking into account local market conditions, determines to be necessary to extend the low income use of the housing and related facilities involved:

"(i) Increase in the rate of return on investment.

"(ii) Reduction of the interest rate on the loan through the provision of interest credits under section 521(a)(1)(B).

"(iii) Additional rental assistance, or an increase in assistance provided under existing contracts, under section 521(a)(2) or under section 8 of the United States Housing Act of 1937.

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"(iv) An equity loan to the borrower under paragraphs (7) and (8) of section 515(b).

"(v) Incremental rental assistance in connection with loans under clauses (ii) and (iv) to the extent necessary to avoid increases in the rental payments of current tenants not receiving rental assistance under section 521(a)(2) or under section 8 of the United States Housing Act of 1937.

"(C) APPROVAL OF ASSISTANCE.—The Secretary may approve assistance under subparagraph (B) only if the Secretary determines that the combination of assistance provided—

"(i) is necessary to provide a fair return on the investment of the borrower; and

"(ii) is the least costly alternative for the Federal Government that is consistent with carrying out the purposes of this subsection.

"(5)(A) OFFER TO SELL TO NONPROFIT ORGANIZATIONS AND PUBLIC AGENCIES.—

"(i) IN GENERAL.—If the Secretary determines after a reasonable period that an agreement will not be entered into with a borrower under paragraph (4), the Secretary shall require the borrower (except as provided in subparagraph (G)) to offer to sell the assisted housing and related facilities involved to any qualified nonprofit organization or public agency at a fair market value determined by 2 independent appraisers, one of whom shall be selected by the Secretary and one of whom shall be selected by the borrower. If the 2 appraisers fail to agree on the fair market value, the Secretary and the borrower shall jointly select a third appraiser, whose appraisal shall be binding on the Secretary and the borrower.

"(ii) PERIOD FOR WHICH REQUIREMENT APPLICABLE.—If, upon the expiration of 120 days after an offer is made to sell housing and related facilities under clause (i), no qualified nonprofit organization or public agency has made a bona fide offer to purchase, the Secretary may accept the offer to prepay, or may request refinancing in accordance with subsection (b)(3) of, the loan. This clause shall apply only when funds are available for purposes of carrying out a transfer under this paragraph.

"(B) QUALIFIED NONPROFIT ORGANIZATIONS AND PUBLIC AGENCIES.—

"(i) LOCAL NONPROFIT ORGANIZATION OR PUBLIC AGENCY.—A local nonprofit organization or public agency may purchase housing and related facilities under this paragraph only if—

"(I) the organization or agency is determined by the Secretary to be capable of managing the housing and related facilities (either directly or through a contract) for the remaining useful life of the housing and related facilities; and

"(II) the organization or agency has entered into an agreement that obligates it (and successors in interest thereof) to maintain the housing and related facilities as affordable for very low-income families or persons and low income families or persons for the remaining useful life of the housing and related facilities.

"(ii) NATIONAL OR REGIONAL NONPROFIT ORGANIZATION.—If the Secretary determines that there is no local nonprofit organization or public agency qualified to purchase the housing and related facilities involved, the Secretary shall require the borrower to offer to sell the assisted housing and related facilities to an existing qualified national or regional nonprofit organization.

"(C) FINANCING OF SALE.—To facilitate the sale described in subparagraph (A), the Secretary shall—

"(i) to the extent provided in appropriation Acts, make an advance to the nonprofit organization or public agency whose offer to purchase is accepted under this paragraph to cover any direct costs (other than the purchase price) incurred by the organization or agency in purchasing and assuming responsibility for the housing and related facilities involved;

"(ii) approve the assumption, by the nonprofit organization or public agency involved, of the loan made or insured under section 514 or 515;

"(iii) to the extent provided in appropriation Acts, transfer any rental assistance payments that are received under section 521(a)(2)(A), or under section 8 of the United States Housing Act of 1937, with respect to the housing and related facilities involved; and

"(iv) to the extent provided in appropriation Acts, provide a grant to the nonprofit organization or public agency whose offer to purchase is accepted under this paragraph to enable the organization or agency to purchase the housing and related facilities involved.

"(D) RENT LIMITATION AND ASSISTANCE.—The Secretary shall, to the extent provided in appropriation Acts, provide to each nonprofit organization or public agency purchasing housing and related facilities under this paragraph financial assistance (in the form of monthly payments or forgiveness of debt) in an amount necessary to ensure that the monthly rent payment made by each low income family or person residing in the housing does not exceed the maximum rent permitted under section 521(a)(2)(A).

"(E) RESTRICTION ON SUBSEQUENT TRANSFERS.—Except as provided in subparagraph (B)(ii), the Secretary may not approve the transfer of any housing and related facilities purchased under this paragraph during the remaining useful life of the housing and related facilities, unless the Secretary determines that—

"(i) the transfer will further the provision of housing and related facilities for low income families or persons; or

"(ii) there is no longer a need for such housing and related facilities by low income families or persons.

"(F) GENERAL RESTRICTION ON PREPAYMENTS AND REFINANCINGS.—Following the transfer of the maximum number of dwelling units set forth in subparagraph (H)(i) in any fiscal year or the maximum number of dwelling units for which budget authority is available in any fiscal year, the Secretary may not accept in such fiscal year any offer to prepay, or request refinancing in accordance with subsection (b)(3) of, any loan made or insured under section 514 or 515 pursuant to a contract entered into before December 21, 1979, except in accordance with subparagraph (G). The limitation estab-

lished in this subparagraph shall not apply to an offer to prepay, or request to refinance, if, following the date on which such offer or request is made (or following the date of the enactment of the Housing and Community Development Act of 1987, whichever occurs later) a 15-month period expires during which no budget authority is available to carry out this paragraph. For purposes of this subparagraph, the Secretary shall allocate budget authority under this paragraph in the order in which offers to prepay, or request to refinance, are made.

"(G) Exception.—This paragraph shall not apply to any offer to prepay, or any request to refinance in accordance with subsection (b)(3), any loan made or insured under section 514 or 515 pursuant to a contract entered into before December 21, 1979, if—

"(i) the borrower enters into an agreement with the Secretary that obligates the borrower (and successors in interest thereof)—

"(I) to utilize the assisted housing and related facilities for the purposes specified in section 514 or 515, as the case may be, for a period determined by the Secretary (but not less than the period described in paragraph (1)(B) calculated from the date on which the loan is made or insured); and

"(II) upon termination of the period described in paragraph (1)(B), to offer to sell the assisted housing and related facilities to a qualified nonprofit organization or public agency in accordance with this paragraph;

"(ii) the borrower enters into an agreement with the Secretary that obligates the borrower (and successors in interest thereof) to ensure that tenants of the housing and related facilities financed with the loan will not be displaced due to a change in the use of the housing, or to an increase in rental or other charges, as a result of the prepayment or refinancing; or

"(iii) the Secretary determines that there is an adequate supply of safe, decent, and affordable rental housing within the market area of the housing and related facilities and sufficient actions have been taken to ensure that the rental housing will be made available to each tenant upon displacement.

"(H) Funding.—

"(i) Budget limitation.—Not more than 5,000 dwelling units may be transferred under this paragraph in any fiscal year, and the budget authority that may be provided under this paragraph for any fiscal year may not exceed the amounts required to carry out this paragraph with respect to such number.

"(ii) Reimbursement of rural housing insurance fund.—There are authorized to be appropriated to the Rural Housing Insurance Fund such sums as may be necessary to reimburse the Fund for financial assistance provided under this paragraph, paragraph (4), and section 517(j)(7).

"(I) Definition.—For purposes of this paragraph, the term 'nonprofit organization' means any private organization—

"(i) no part of the net earnings of which inures to the benefit of any member, founder, contributor, or individual; and

"(ii) that is approved by the Secretary as to financial responsibility.

"(J) REGULATIONS.—Notwithstanding section 534, the Secretary shall issue final regulations to carry out this paragraph not later than 60 days after the date of the enactment of the Housing and Community Development Act of 1987. The Secretary shall provide for the regulations to take effect not later than 45 days after the date on which the regulations are issued.".

SEC. 242. EQUITY RECAPTURE LOANS.

Section 515(b) of the Housing Act of 1949 is amended—

(1) by striking "and" at the end of paragraph (5);

(2) by striking the period at the end of paragraph (6) and inserting "; and"; and

(3) by adding at the end the following new paragraphs:

"(7) an equity loan may be made for the purpose of equity takeout or refinancing to the owner of housing financed with a loan made or insured under this section pursuant to a contract entered into before December 21, 1979, for the purpose of extending the affordability of the housing for low income families or persons and very-low income families or persons for not less than 20 years, except that such loan may not exceed 90 percent of the value of the equity in the project as determined by the Secretary; and

"(8) the Secretary may transfer and reamortize existing loans in connection with assistance provided under paragraph (7).".

SEC. 243. USE OF RURAL HOUSING INSURANCE FUND.

Section 517(j) of the Housing Act of 1949 is amended—

(1) by striking "and" at the end of paragraph (5);

(2) by striking the period at the end of paragraph (6) and inserting "; and"; and

(3) by adding at the end the following new paragraph:

"(7) to provide grants, advances, financial assistance, and other payments required to carry out paragraphs (4) and (5) of section 502(c).".

Subtitle D—Other Measures to Preserve Low Income Housing

SEC. 261. USE OF FUNDS RECAPTURED FROM CONTRACT CANCELLATION.

Any subsidy funds recaptured from contract cancellation, including the proceeds of repayments and sales of loans with below-market interest rates (or sales of beneficial interest in such loans) that are insured under section 221(d)(3) of the National Housing Act and owned by the Government National Mortgage Association shall be reserved and, to the extent approved in appropriation Acts, used to achieve the purposes of this title.

SEC. 262. EARLY PREPAYMENT.

Section 250(a)(1) of the National Housing Act is amended by striking "or" and all that follows through "needs" the last place it appears.

SEC. 263. SECTION 8 ASSISTANCE.

(a) REQUIRED NOTICE.—Section 8(c) of the United States Housing Act of 1937 is amended by adding at the end the following new paragraph:

"(9) Not less than 1 year prior to terminating any contract under which assistance payments are received under this section (but not less than 90 days in the case of housing certificates or vouchers under subsection (b) or (o)), an owner shall provide written notice to the Secretary and the tenants involved of the proposed termination, specifying the reasons for the termination with sufficient detail to enable the Secretary to evaluate whether the termination is lawful and whether there are additional actions that can be taken by the Secretary to avoid the termination. The Secretary shall review the owner's notice, shall consider whether there are additional actions that can be taken by the Secretary to avoid the termination, and shall ensure a proper adjustment of the contract rents for the project in conformity with the requirements of paragraph (2). The Secretary shall issue a written finding of the legality of the termination and the reasons for the termination, including the actions considered or taken to avoid the termination. For purposes of this paragraph, the term 'termination' means the expiration of the assistance contract or an owner's refusal to renew the assistance contract.".

(b) ADJUSTMENT OF ALLOWABLE RENT.—Section 8(c) of the United States Housing Act of 1937 (as amended by subsection (a) of this section) is further amended by adding at the end the following new paragraph:

"(10) If an owner provides notice of proposed termination under paragraph (9) and the contract rent is lower than the maximum monthly rent for units assisted under subsection (b)(1), the Secretary shall adjust the contract rent based on the maximum monthly rent for units assisted under subsection (b)(1) and the value of the lower income housing after rehabilitation.".

(c) LOAN MANAGEMENT AND PROPERTY DISPOSITION PROGRAMS.—Section 8 of the United States Housing Act of 1937 (as amended by section 149 of this Act) is further amended by adding at the end the following new subsection:

"(v)(1) Each contract entered into by the Secretary under this section for loan management assistance shall be for a term of 180 months.

"(2) The Secretary shall extend any expiring contract entered into under this section for loan management assistance or execute a new contract, if the owner agrees to continue providing housing for lower income families during the term of the contract.

"(3) In carrying out the loan management and property disposition programs under this section, the Secretary may not provide housing voucher assistance.".

SEC. 264. DIRECT LOANS TO PREVENT DEFAULTS BY MULTIFAMILY PROJECTS.

Section 203(g) of the Housing and Community Development Amendments of 1978 (as so redesignated by section 181 of this Act) is amended—

(1) by inserting "(1)" after the subsection designation; and

(2) by inserting at the end the following new paragraph:

"(2) If the Secretary determines that a mortgage insured by the Secretary that covers an unsubsidized multifamily housing project is at risk of going into default and if the mortgagee indicates to the Secretary that it will not agree to a request to accept partial payment of a claim under the mortgage insurance contract and to recast the mortgage in accordance with paragraph (1), the Secretary may make a loan to the mortgagor from the applicable insurance fund in order to assist the mortgagor to avoid a default under the mortgage. To be eligible for a loan under this paragraph—

"(A) the amount of the loan or loans made with respect to any mortgage shall not exceed the amount necessary to cover the sum over a 36-month period of the taxes, principal, and interest on the mortgage debt, mortgage insurance premiums, and hazard insurance premiums;

"(B) the mortgagor shall agree to repay the Secretary;

"(C) the loan shall have a maturity satisfactory to the Secretary, which shall not extend beyond the term of the original mortgage;

"(D) the loan shall bear interest at a rate agreed upon by the mortgagor and the Secretary;

"(E) the mortgagor shall provide the Secretary with a note and mortgage or deed of trust, in recordable form, together with a deferred recordation agreement; and

"(F) the loan shall be subject to any other terms and conditions that the Secretary prescribes.".

SEC. 265. SECTION 515 OPERATING RESERVE AND EQUITY CONTRIBUTION REQUIREMENTS.

Section 515 of the Housing Act of 1949 is amended by adding at the end the following new subsection:

"(q) The Secretary—

"(1) may require that the initial operating reserve under this section may be in the form of an irrevocable letter of credit; and

"(2) may not require more than a 3 percent contribution to equity.".

TITLE III—RURAL HOUSING

SEC. 301. PROGRAM AUTHORIZATIONS.

(a) INSURANCE AND GUARANTEE AUTHORITY.—Section 513(a)(1) of the Housing Act of 1949 is amended to read as follows:

"(a)(1) The Secretary may, to the extent approved in appropriation Acts, insure and guarantee loans under this title during fiscal years 1988 and 1989 in aggregate amounts not to exceed $1,775,376,000 and $1,859,884,806, respectively, as follows:

"(A) For insured or guaranteed loans under section 502 on behalf of borrowers receiving assistance under section 521(a)(1) or receiving guaranteed loans pursuant to section 304 of the Housing and Community Development Act of 1987, $1,103,983,000 for fiscal year 1988 and $1,156,533,500 for fiscal year 1989.

"(B) For loans under section 504, $11,335,000 for fiscal year 1988 and $11,874,546 for fiscal year 1989.

"(C) For insured loans under section 514, $11,484,000 for fiscal year 1988 and $12,030,638 for fiscal year 1989.

"(D) For insured loans under section 515, $647,000,000 for fiscal year 1988 and $677,797,200 for fiscal year 1989.

"(E) For loans under section 523(b)(1)(B), $1,000,000 for fiscal year 1988 and $1,047,600 for fiscal year 1989.

"(F) For site loans under section 524, $574,000 for fiscal year 1988 and $601,322 for fiscal year 1989.".

(b) AUTHORIZATION OF APPROPRIATIONS.—Section 513(b) of the Housing Act of 1949 is amended to read as follows:

"(b) There are authorized to be appropriated for fiscal years 1988 and 1989, and to remain available until expended, the following amounts:

"(1) For grants under section 502(c)(5)(C), $47,000,000 for fiscal year 1988 and $49,021,000 for fiscal year 1989.

"(2) For grants under section 504, $13,113,000 for fiscal year 1988 and $13,096,250 for fiscal year 1989.

"(3) For purposes of section 509(c), $713,000 for fiscal year 1988 and $747,010 for fiscal year 1989.

"(4) Such sums as may be necessary to meet payments on notes or other obligations issued by the Secretary under section 511 equal to—

"(A) the aggregate of the contributions made by the Secretary in the form of credits on principal due on loans made pursuant to section 503; and

"(B) the interest due on a similar sum represented by notes or other obligations issued by the Secretary.

"(5) For financial assistance under section 516, $9,979,000 for fiscal year 1988 and $10,454,998 for fiscal year 1989.

"(6) For grants under section 523(f), $8,392,000 for fiscal year 1988 and $8,792,298 for fiscal year 1989.

"(7) For grants under section 533, $20,078,000 for fiscal year 1988 and $21,035,721 for fiscal year 1989.".

(c) RENTAL ASSISTANCE PAYMENT CONTRACTS.—Section 513(c) of the Housing Act of 1949 is amended to read as follows:

"(c)(1) The Secretary, to the extent approved in appropriation Acts for fiscal years 1988 and 1989, may enter into rental assistance payment contracts under section 521(a)(2)(A) aggregating $275,310,000 for fiscal year 1988 and $287,313,516 for fiscal year 1989.

"(2) Any authority approved in appropriation Acts for fiscal year 1988 or any succeeding fiscal year for rental assistance payment contracts under section 521(a)(2)(A) shall be used by the Secretary—

"(A) to renew rental assistance payment contracts that expire during such fiscal year;

"(B) to provide amounts required to continue rental assistance payments for the remaining period of an existing contract, in any case in which the original amount of rental assistance is used prior to the end of the term of the contract; and

"(C) to make additional rental assistance payment contracts for existing or newly constructed dwelling units.".

(d) SUPPLEMENTAL RENTAL ASSISTANCE CONTRACTS.—Section 513 of the Housing Act of 1949 is amended by adding at the end the following new subsection:

APPENDIX C

PROGRAM DESCRIPTIONS

SECTION 221(d)(3) AND SECTION 221 (d)(4)

The Program

Both the Section 221 (d)(3) and Section 221 (d)(4) programs, established in 1962, were intended to encourage the private sector to construct or substantially rehabilitate housing for low- and moderate-income households.

Both programs provided federal mortgage insurance for sponsors who agreed to construct or rehabilitate housing that would be affordable to low- and moderate-income tenants. The major difference between the two programs is the maximum loan-to-value ratios available under each. Section 221(d)(3) allowed nonprofit sponsors to receive insured mortgages for the full cost of the project. Profit motivated sponsors could receive insured mortgages for up to 90 percent of the cost of the project under either 221(d)(3) or (d)(4). Unless 221(d)(4) projects have another subsidy tied to them, however, they have no low-income restrictions, and so will not be considered in detail here.

Another version of the 221(d)(3) program was the 221(d)(3) Below Market Interest Rate (BMIR) program, which provided below market rate financing for sponsors constructing affordable housing for low- and moderate-income families. This program, replaced by Section 236 in 1968, is no longer insuring new mortgages.

Restrictions

Unlike many other subsidized housing programs, the 221(d)(3) program has no income requirements for tenant eligibility. The only specific occupancy requirement gives placement priority to families that have been displaced. Owners must also agree not to discriminate against families with children. HUD regulates project rents based on operating costs and the owners' return on investment, and regulates reserve expenditures. Most of the 221(d)(3) programs have mortgage contracts that allow prepayment after twenty years.

SECTION 236

The Program

Section 236 was implemented in 1968 and replaced the 221(d)(3)BMIR program. Like the 221 programs, it was intended to encourage the private sector to produce housing at costs affordable to low- and moderate-income families.

Section 236 used a combination of federal mortgage insurance, and subsidized interest payments, which reduced the effective interest rate of the mortgage to as low as 1 percent. This combination was intended to reduce monthly mortgage payments, which in turn was to allow owners to charge lower tenant rents. The Section 236 program is no longer an active production program.

Restrictions

In order to be eligible to live in housing produced under the Section 236 program, tenants must have low incomes (at or below 80 percent of the area median income). Owners are expected to establish basic rent charges, which meet debt service and operating costs at the reduced interest rate, and fair market rent charges, which meet debt service and operating costs at the market interest rate. Tenants are required to pay the basic monthly rental charge or 30 percent of their incomes, whichever is greater. Tenants with incomes below 80 percent of the area's median may be eligible to receive rental assistance payments. HUD regulates project rents, approves reserve spending, and limits returns to investors. Most of the Section 236 projects are eligible to prepay their mortgages after twenty years.

SECTION 202

The Program

Section 202 program provided direct loans to nonprofit sponsors to provide housing for the elderly and the handicapped. These loans were provided at below market rates for forty-year terms. Section 202 projects are generally administered in conjunction with Section 8 assistance.

Restrictions

Tenants must be elderly or handicapped to live in 202 projects. Owners are required to set rents within the HUD-established fair market rents. Use controls on Section 202 projects remain in effect for the full forty-year term of the original mortgage.

SECTION 8

The Program

The Section 8 program is a rent subsidy program which is intended to assure that tenants are not required to spend excessive portions of their incomes on decent housing. Section 8 makes up the difference between 30 percent of a tenant's income and the HUD-determined maximum rent for the unit. Section 8 has many minor variations depending on the type of project it is supporting, and some Section 8 assistance is attached to individuals (household, or tenant based), rather than to the project (project based), but the essence of the program remains the same--covering the difference between 30 percent of a family's income and the unit's rental cost. Owners also receive some assistance payments if they are unable to lease their units, or are unable to fill vacated units. This study considers only project-based Section 8 programs.

Restrictions

Housing assistance under Section 8 is restricted to tenants with incomes below 80 percent of the area median income, and a percentage for families with incomes below 50 percent of the area's median income. HUD sets fair market rents, which limit what owners are permited to charge for their units. Section 8 contracts can run for anywhere from five to forty years. Except for a small number of contracts executed since 1981 which have contracts locked in for a full twenty years, and the Moderate Rehab Section 8 program, which carries a straight fifteen-year term, most of the Section 8 contracts allow the owner to opt out of the contract at five-year intervals.

ADDITIONAL ASSISTANCE

Several other types of subsidies have been used by HUD over the years, and some conditions apply to certain types of owners. For example, projects owned by nonprofit organizations cannot prepay without HUD's consent. Purchase money mortgages, flexible subsidies, transfer of physical assets (TPA) and rent supplements can all eliminate the owner's option to prepay.

SECTION 515

The Program

Section 515, the Rural Rental Housing program, is administered by the Farmers Home Administration (FmHA) of the Department of Agriculture, and is intended to encourage the production of housing for rural low- and moderate-income families and elderly and handicapped people. Section 515 provides direct loans and interest credit to sponsors who are unable to obtain financing elsewhere. FmHA loans generally have fifty-year terms and can have effective financing rates of 1 percent. Section 515 can also be piggybacked with Section 8, or with the FmHA's own version of Section 8, its rental assistance (RA) program.

Restrictions

Tenants must be considered low income to receive RA or Section 8 subsidies. FmHA must approve rent increases during the term of the mortgage, and inspect the properties regularly. Mortgages issued after December 21, 1979 are not eligible for prepayment for twenty years. Mortgages issued before that date were not subject to prepayment restrictions in their original contracts. In recent years, FmHA has imposed a moratorium on prepayments, however. Although the last moratorium ran out on March 15, 1988, the FmHA is currently operating under an administrative decision that they will not accept prepayments until the new regulations under Title II are established.

MHFA

The Program

MHFA provides tax-exempt low interest loans in conjunction with Section 8 contracts. Owners may not chose to opt out of a Section 8 contract unless they are also willing to prepay the mortgage, and can obtain the MHFA's consent to do so. They can, however, prepay the mortgage (with MHFA consent), and still maintain their Section 8 contracts.

Restrictions

At least 20 percent of a project's units must be reserved for low- and moderate-income people. MHFA regulates project rents, approves reserve expenditures, and limits the investors' returns. In many cases these limits have had the effect of building up extremely large cash reserves that owners cannot tap into without agency approval.

APPENDIX D

DATA ELEMENTS INCLUDED IN THE MINNESOTA HOUSING PROJECT DATABASE

Information was collected from three separate agencies with different record-keeping systems. Some information was not available for projects from all three agencies.

GENERAL PROJECT INFORMATION

Project Name
Identification Number
Address
City
Zip Code
County
Legislative District
Congressional District
Owner
Type of Owner (nonprofit?)
Management Agent

UNIT DISTRIBUTION

Number of Efficiencies
Number of One Bedrooms
Number of Two Bedrooms
Number of Three Bedrooms
Number of Four Bedrooms

for each bedroom size, how many are:
  Elderly
  Family
  Handicapped

if less than 100 percent Section 8,
  which units receive Section 8 assistance?

SUBSIDY TYPE

Mortgage Assistance?
Section 8?
Special Subsidies?

SUBSIDY EXPIRATION DATES

Section 8 renewal option and end date
Mortgage end date

MORTGAGE INFORMATION

- Principal
- Mortgage Term
- Interest Rate
- Amortization Start Date
- Mortgagee

BUDGET INFORMATION

- Net Rental Income
- Other Income
- Total Operating Costs
- Fees
- Real Estate Taxes
- Replacement Reserve
- Painting & Decorating Reserve
- FHA Insurance
- Residual Receipts
- Partnership Distribution
- Depreciation

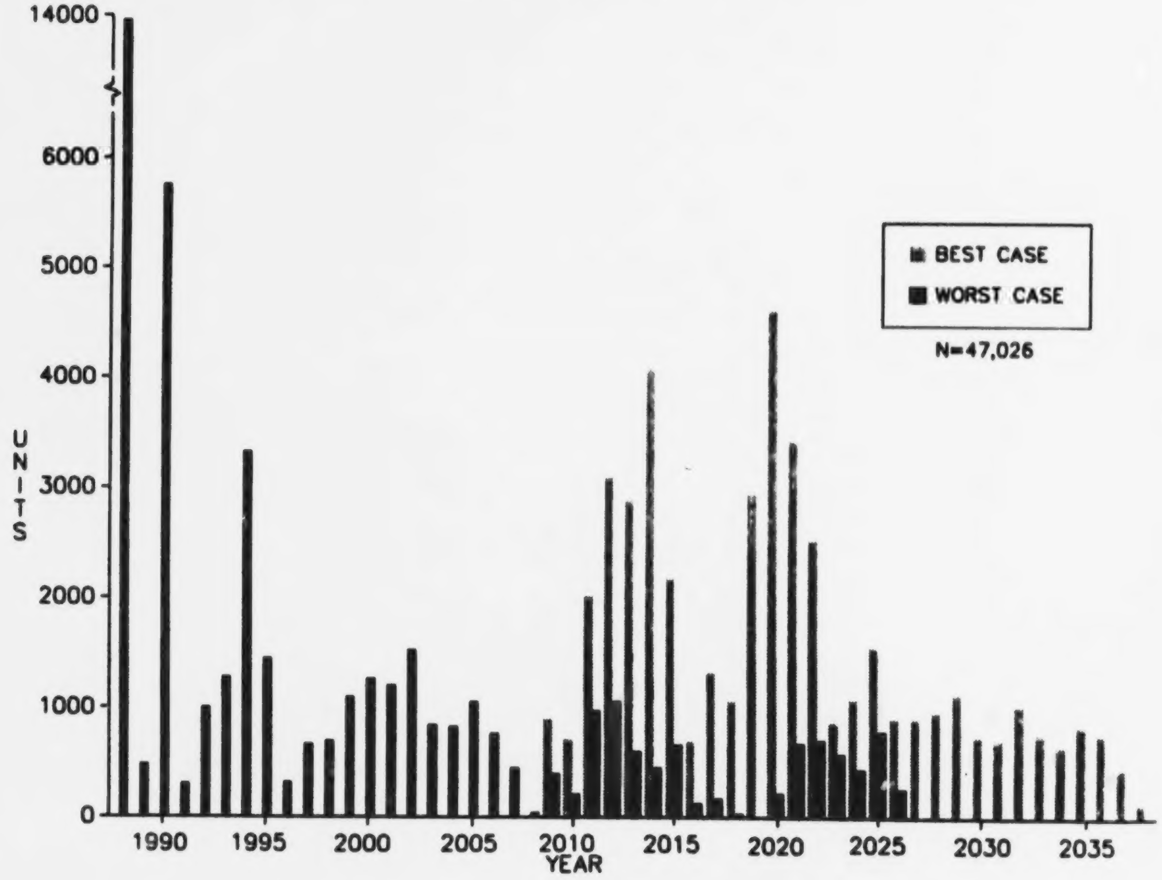
DEVELOPMENT BUDGET INFORMATION

- Total Development Cost
- Land Cost
- BSPRA
- Development Interest
- Taxes

APPENDIX E

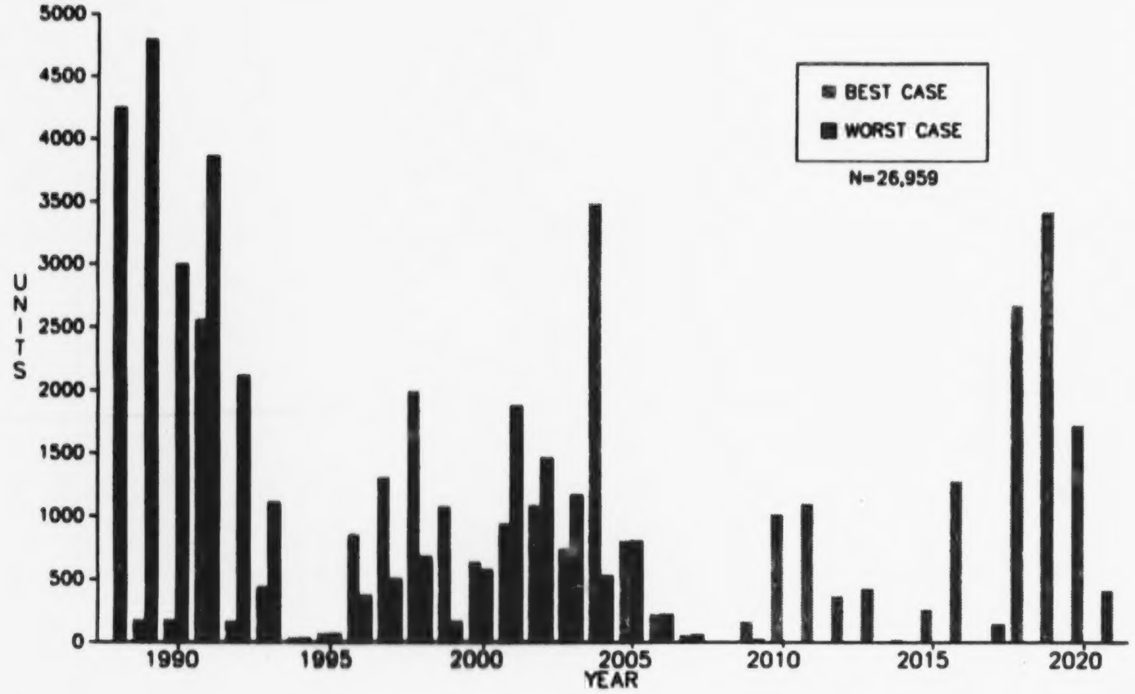
UNITS LOST PER YEAR

NUMBER OF HOUSING UNITS WITH MORTGAGE ASSISTANCE IN MINNESOTA AT RISK: BEST- AND WORST-CASE SCENARIOS BY YEAR



The number of units to be lost in 1988 under the worst-case scenario is nearly 14,000 units because MHFA's units have no prepayment restrictions and could be prepaid immediately with MHFA's consent.

NUMBER OF SECTION 8 HOUSING UNITS IN MINNESOTA AT RISK: BEST- AND WORST-CASE SCENARIOS BY YEAR



APPENDIX F

ASSISTED UNITS IN MINNESOTA BY COUNTY AND AGENCY

[1st line: mortgage assistance; 2nd line: rental assistance]

	UNITS	MHFA	FmHA	HUD
Aitkin	104	32	32	40
	32	32	22	0
Anoka	1154	558	24	572
	784	558	6	220
Badger	6	0	0	6
	6	0	0	6
Becker	365	97	133	135
	224	97	51	76
Beltrami	428	116	143	109
	266	116	65	61
Benton	299	127	66	106
	285	107	20	58
Big Stone	102	0	0	102
	70	0	0	70
Blue Earth	725	306	160	259
	406	306	100	0
Brown	473	32	194	247
	213	32	79	102
Carlton	281	162	69	50
	190	162	28	0
Carver	451	74	232	145
	258	74	58	126
Cass	126	30	96	0
	96	30	66	0
Chippewa	284	46	122	116
	164	46	64	54
Chisago	410	64	286	60
	243	64	119	60

	UNITS	MHFA	FmHA	HUD
Clay	427 295	191 191	80 58	156 46
Clearwater	76 76	30 30	46 46	0 0
Cook	47 40	31 31	16 9	0 0
Cottonwood	180 123	48 48	80 47	52 31
Crow Wing	380 243	137 137	183 106	60 0
Dakota	1,294 563	227 227	61 0	1,006 336
Dodge	220 130	37 37	123 69	60 24
Douglas	398 282	40 40	226 110	132 132
Faribault	236 194	108 108	104 62	24 24
Fillmore	372 243	57 57	291 162	24 24
Freeborn	361 275	110 110	89 51	162 114
Goodhue	712 441	227 227	345 118	140 96
Grant	100 5	0 0	100 5	0 0
Hennepin	10,477 7,833	4,012 3,381	43 18	422 4,434
Houston	168 152	68 68	66 50	34 34
Hubbard	176 134	80 80	16 6	80 48
Isanti	302 117	60 60	200 57	42 0

	UNITS	MHFA	FmHA	HUD
Itasca	514	155	257	102
	275	115	150	10
Jackson	156	40	116	0
	100	40	60	0
Kanabec	140	77	63	0
	90	77	13	0
Kandiyohi	707	79	466	162
	252	79	173	0
Kittson	119	45	72	2
	75	45	28	2
Koochiching	280	80	104	96
	122	80	30	12
Lac Qui Parle	136	24	40	72
	78	24	18	36
Lake	81	81	0	0
	81	81	0	0
Lake of the Woods	32	32	0	0
	32	32	0	0
Le Sueur	277	64	136	77
	188	64	79	45
Lincoln	126	30	96	0
	104	30	74	0
Lyon	509	0	309	200
	179	0	125	54
Mahnomen	54	32	22	0
	48	32	16	0
Marshall	147	0	132	15
	89	0	74	15
Martin	386	71	208	107
	177	71	75	31
McLeod	537	186	251	100
	318	180	74	64
Meeker	292	30	141	121
	125	30	53	42

	UNITS	MHFA	FmHA	HUD
Mille Lacs	362	152	142	68
	294	152	74	68
Morrison	391	30	129	232
	302	30	88	184
Mower	304	90	77	137
	184	90	54	40
Murray	152	0	84	68
	111	0	75	36
Nicollet	385	63	138	184
	115	63	36	16
Nobles	284	60	192	32
	173	60	81	32
Norman	134	40	48	46
	94	40	8	46
Olmsted	1,415	547	163	705
	895	547	55	293
Otter Tail	653	232	276	145
	503	232	154	117
Pennington	333	66	67	200
	189	66	50	73
Pine	267	0	133	134
	99	0	67	32
Pipestone	77	53	24	0
	67	53	14	0
Polk	428	81	183	164
	243	81	25	137
Pope	149	84	65	0
	123	84	39	0
Ramsey	6,367	2,056	0	4,311
	3,732	1,478	0	2,254
Red Lake	111	24	69	18
	44	24	2	18
Redwood	345	68	132	145
	222	68	69	85

	UNITS	MHFA	FmHA	HUD
Renville	270	25	196	49
	148	25	75	48
Rice	838	181	313	344
	412	133	75	204
Rock	134	78	56	0
	106	78	28	0
Roseau	124	81	22	21
	107	81	5	21
Scott	500	291	123	86
	438	291	70	77
Sherburne	155	30	77	48
	73	30	12	31
Sibley	152	72	80	0
	103	72	31	0
St. Louis	3,305	1,433	315	1,274
	2,042	1,217	235	275
Stearns	1,133	319	404	410
	739	319	178	242
Steele	385	98	86	201
	201	98	20	83
Stevens	191	0	103	88
	115	0	27	88
Swift	161	77	84	0
	108	77	31	0
Todd	290	64	179	47
	221	64	110	47
Traverse	112	0	24	88
	99	0	11	88
Wabasha	133	0	44	89
	120	0	32	88
Wadena	178	107	71	0
	144	107	37	0
Waseca	235	0	139	96
	41	0	31	10

	UNITS	MHFA	FmHA	HUD
Washington	1,114	356	88	670
	590	356	32	202
Watonwan	264	0	224	40
	149	0	109	40
Wilkin	88	0	40	48
	11	0	11	0
Winona	362	111	124	127
	149	23	42	84
Wright	947	158	560	229
	467	158	211	98
Yellow Medicine	192	54	138	0
	120	54	66	0

APPENDIX G

MINNESOTA PROJECTS ELIGIBLE FOR PREPAYMENT, 1988-1998

PROJECTS ELIGIBLE FOR PREPAYMENT, 1989 TO 1999

PROJECT NAME	CITY	TOTAL UNITS	TOTAL SEC 8 UNITS	MORT PRE PAY YEAR	MORT END YEAR	AGENCY
** 1989						
BORSON TOWERS EAST	MINNEAPOLIS	320	204	1989	2009	HUD
CAREY APTS	ST PAUL	11	0	1989	2009	HUD
HANOVER APTS	ST PAUL	96	96	1989	2009	HUD
RIVERVIEW APTS NO 1	DELANO	18	18	1989	2009	HUD
ST CLOUD TOWNHOUSES	ST CLOUD	48	0	1989	2009	HUD
** Subtotal **						
		493	318			
** 1990						
BORSON TOWERS WEST	MINNEAPOLIS	320	177	1990	2010	HUD
** Subtotal **						
		320	177			
** 1991						
CECIL NEWMAN PLAZA	MINNEAPOLIS	64	64	1991	2011	HUD
MARYLAND PARK APTS	ST PAUL	172	34	1991	2011	HUD
RIVERVIEW APTS NO 2	DELANO	19	0	1991	2011	HUD
VALLEY VIEW APTS	HUTCHINSON	60	24	1991	2011	HUD
** Subtotal **						
		315	122			
** 1992						
AFTON VIEW APTS	ST PAUL	286	0	1992	2012	HUD
BRAINERD SOUTH APTS	BRAINERD	60	0	1992	2012	HUD
COMMUNITY PLAZA	ST PAUL	40	40	1992	2012	HUD
LINCOLN SQUARE	OWATONNA	55	11	1992	2012	HUD
RIVER SOUTH APTS	GRAND RAPIDS	54	10	1992	2012	HUD
ROCHESTER SQUARE	ROCHESTER	104	41	1992	2012	HUD
SENIOR COURT	ALBERT LEA	80	32	1992	2012	HUD
SHAMROCK COURT APTS	ST PAUL	147	0	1992	2012	HUD
WESTERN MANOR APTS	AUSTIN	72	14	1992	2012	HUD
WINONA MANOR	WINONA	54	11	1992	2012	HUD
PINE TREE ESTATES	BEMIDJI	60	12	1992	2012	HUD
** Subtotal **						
		1012	171			
** 1993						
APACHE APTS	OWATONNA	22	4	1993	2013	HUD
BOULEVARD VILLA WEST	COON RAPIDS	53	0	1993	2013	HUD
CARRIAGE HOUSE APTS	BROOKLYN PARK	176	60	1993	2013	HUD
CENTURY NORTH APTS	OAKDALE	177	0	1993	2013	HUD
CHANCELLOR MANOR	BURNSVILLE	200	125	1993	2013	HUD
FAIRMONT SQUARE	FAIRMONT	64	0	1993	2013	HUD
HOPKINS VILLAGE APTS	HOPKINS	161	64	1993	2013	HUD

PROJECTS ELIGIBLE FOR PREPAYMENT, 1989 TO 1999

PROJECT NAME	CITY	TOTAL UNITS	TOTAL SEC 8 UNITS	MORT PRE PAY YEAR	MORT END YEAR	AGENCY
JONATHAN ACRES	CHASKA	86	50	1993	2013	HUD
MCKNIGHT TERRACE APTS	WHITE BEAR LAKE	118	0	1993	2013	HUD
SHERMAN FORBES HOUSING	ST PAUL	104	47	1993	2013	HUD
TOWNS EDGE APTS	FARIBAULT	64	14	1993	2013	HUD
VILLAGE APTS	SHAKOPEE	62	57	1993	2013	HUD
** Subtotal **		1287	421			
** 1994						
BELLE PLAINE APTS	BELLE PLAINE	24	20	1994	2014	HUD
BIRCH COURT APTS	HIBBING	108	19	1994	2014	HUD
CEDAR SQUARE WEST I	MINNEAPOLIS	284	326	1994	2014	HUD
CEDAR SQUARE WEST II	MINNEAPOLIS	434	0	1994	2014	HUD
CEDAR SQUARE WEST III	MINNEAPOLIS	244	0	1994	2014	HUD
CLEARWOOD PARK	ST CLOUD	86	34	1994	2014	HUD
DOUGLAS MANOR	LAMBERTON	24	24	1994	2014	HUD
EAGAN GREEN APTS	EAGAN	144	0	1994	2014	HUD
EDINA YORKTOWN TOWERS	EDINA	264	179	1994	2014	HUD
FAIRVIEW APTS	ST PETER	48	0	1994	2014	HUD
FOREST PARK II	FOREST LAKE	60	0	1994	2014	HUD
GOLDENDALE HOMES	ANNANDALE	24	18	1994	2014	HUD
GOLF VIEW APTS	COKATO	48	34	1994	2014	HUD
HAMPDEN SQUARE	ST PAUL	86	0	1994	2014	HUD
HILLSIDE MANOR APTS	NEW ULM	60	0	1994	2014	HUD
HOMESTEAD APTS	MANKATO	120	0	1994	2014	HUD
HOWARD LAKE APTS	HOWARD LAKE	24	18	1994	2014	HUD
LITTLE EARTH OF UNITED TRIBES	MINNEAPOLIS	212	212	1994	2014	HUD
MISSISSIPPI VIEW APTS	COON RAPIDS	96	0	1994	2014	HUD
NORTHLAND VILLAGE APTS	THIEF RIVER FALLS	87	17	1994	2014	HUD
OAK GROVE TOWERS	MINNEAPOLIS	228	75	1994	2014	HUD
PARK HEIGHTS TOWERS	ROCHESTER	180	129	1994	2014	HUD
ROLLING MEADOWS II	INVER GROVE HEIGHTS	112	0	1994	2014	HUD
SAHLMAN WEST TOWNHOUSES	CLOQUET	50	0	1994	2014	HUD
SHINGLE CREEK TOWERS	BROOKLYN CENTER	122	0	1994	2014	HUD
SOUTH FALLS APTS	INTERNATIONAL FALLS	60	12	1994	2014	HUD
PHILLIPS TOWERS APTS	MINNEAPOLIS	107	45	1994	2014	HUD
** Subtotal **		3336	1162			

PROJECTS ELIGIBLE FOR PREPAYMENT, 1989 TO 1999

PROJECT NAME	CITY	TOTAL UNITS	TOTAL SEC 8 UNITS	MORT PRE PAY YEAR	MORT END YEAR	AGENCY
** 1995						
ARCHER HEIGHTS	MINNETONKA	172	90	1995	2015	HUD
BIRCHWOOD APTS	STILLWATER	51	0	1995	2014	HUD
BRIARHILL	EDEN PRAIRIE	126	90	1995	2015	HUD
BROADWAY APTS	CROOKSTON	60	33	1995	2015	HUD
CEDAR SQUARE WEST STAGE I	MINNEAPOLIS	117	34	1995	2015	HUD
COUNTRY VILLAGE APTS	REDWOOD FALLS	60	0	1995	2015	HUD
EASTVIEW APTS	EVELETH	48	0	1995	2015	HUD
FRANKLIN LANE GOLDEN APTS	ANOKA	66	0	1995	2015	HUD
GATEWAY APTS	MINNEAPOLIS	269	157	1995	2015	HUD
LESUEUR APTS	LESUEUR	40	8	1995	2015	HUD
MOUNTAIN VIEW ESTATES	DETROIT LAKES	52	0	1995	2015	HUD
PARK RAPIDS APTS	PARK RAPIDS	48	48	1995	2015	HUD
SELBY-DAYTON REHAB	ST PAUL	93	50	1995	2015	HUD
WILLOW RUN	WILLMAR	78	0	1995	2015	HUD
WINDOM APTS	WINDOM	52	31	1995	2015	HUD
EASTRIDGE ESTATES	ROCHESTER	126	50	1995	2015	HUD
** Subtotal **						
		1458	591			
** 1996						
ARCHER HEIGHTS	MAPLEWOOD	168	121	1996	2016	HUD
LAKESIDE MANOR APTS	CHISHOLM	48	19	1996	2016	HUD
WASECA VILLAGE	WASECA	48	10	1996	2016	HUD
R C SQUARE	MARSHALL	66	43	1996	2016	HUD
** Subtotal **						
		330	193			
** 1997						
BLUFF HOUSING	ST PAUL	116	30	1997	2017	HUD
CANTERBURY SQUARE	FAIRMONT	12	0	1997	2017	HUD
DUBLIN PARK	COON RAPIDS	89	0	1997	2017	HUD
MAINE PRAIRIE CROSSING	ST CLOUD	48	0	1997	2017	HUD
THE BELL	BELGRADE	28	0	1997	2017	HUD
WESTMINSTER PLACE	ST PAUL	100	55	1997	2017	HUD
WILLOW RUN APTS II	WILLMAR	84	0	1997	2017	HUD
2100 BLOOMINGTON (HC)	MINNEAPOLIS	90	90	1997	2017	MHFA
THREE LINKS APTS	NORTHFIELD	80	32	1997	2017	MHFA
NORTHWOOD APTS	GLENCOE	31	25	1997	2017	MHFA
** Subtotal **						
		678	232			
** 1998						
BRAHAM MEADOWS	BRAHAM	42	0	1998	2018	HUD
DRAKE APTS	COON RAPIDS	48	0	1998	2018	HUD

PROJECTS ELIGIBLE FOR PREPAYMENT, 1989 TO 1999

PROJECT NAME	CITY	TOTAL UNITS	TOTAL SEC 8 UNITS	MORT PRE PAY YEAR	MORT END YEAR	AGENCY
LINDERHOF PARK APTS	NEW ULM	56	0	1998	2018	HUD
SPIRIT LAKE MANOR	DULUTH	81	0	1998	2018	HUD
WALNUT TOWERS	MANKATO	86	0	1998	2018	HUD
MILWAUKEE AVENUE TOWNHOUSES	MINNEAPOLIS	12	12	1998	2018	MHFA
VIKING TERRACE	NOBELS	40	40	1998	2018	MHFA
DELTON MANOR	BEMIDJI	60	24	1998	2018	MHFA
MESABA VILLAS	DULUTH	27	12	1998	2016	MHFA
DOVER HILL	GOLDEN VALLEY	196	142	1998	2018	MHFA
** Subtotal **						
		648	230			
** 1999						
TOWER APTS	EVANSVILLE	16	0	1999	2029	FmHA
J & J APTS	MARSHALL	24	0	1999	2029	FmHA
AITKIN MANOR APTS	AITKEN	40	0	1999	2019	HUD
CAPITAL PLAZA SOUTH	ST PAUL	72	36	1999	2019	HUD
FALLS MEADOWRIDGE TH	LITTLE FALLS	48	0	1999	2019	HUD
FREEBORN MANOR	CANNON FALLS	44	0	1999	2019	HUD
GOLDEN MEADOWS	FARIBAULT	90	0	1999	2019	HUD
ITASCA APTS	PARK RAPIDS	32	0	1999	2019	HUD
NORTHRIDGE PLAZA	WASECA	48	0	1999	2019	HUD
PARK PLACE APTS	HIBBING	135	30	1999	2019	HUD
PARK PLACE	ROCHESTER	72	0	1999	2019	HUD
PARKVIEW HEIGHTS TOWNHOUSES	OWATONNA	48	0	1999	2019	HUD
RAINTREE WEST	MOUNTAIN IRON	132	14	1999	2019	HUD
SANDY PINES	SANDSTONE	42	0	1999	2019	HUD
SECURITY APTS	MANKATO	53	0	1999	2019	HUD
SUMMIT SQUARE MANOR	ROCHESTER	150	0	1999	2019	HUD
WESTCHESTER VILLAGE	PINE CITY	60	0	1999	2019	HUD
** Subtotal **						
		1106	80			
*** Total ***						
		10983	3697			

APPENDIX H

COMPLETE LISTING OF ALL FEDERALLY ASSISTED LOW INCOME HOUSING IN MINNESOTA

Projects with more than one Section 8 contract are listed more than once. In order to avoid double counting units, "total number of units" is entered as zero for all but one entry per project.

Zeros in year columns indicate that the information is not applicable to the project, or has been entered under other phases of the project, and is not re-listed to avoid double counting.

The information contained in this appendix is the most accurate available at the time of publication. If readers discover errors, the Minnesota Housing Project would appreciate notification to allow the database to be updated.

PROJECT NAME	CITY	COUNTY
AITKIN MANOR APTS	AITKEN	AITKIN
HILL CITY APTS	HILL CITY	AITKIN
RIPPLE RIVER	AITKIN	AITKIN
VILLAGE APTS	AITKIN	AITKIN
ABBEY FIELD TOWNHOUSES	ST FRANCIS	ANOKA
ANDREW DOYLE	ANOKA	ANOKA
BOULEVARD VILLA WEST	COON RAPIDS	ANOKA
BRIDGE SQUARE	ANOKA	ANOKA
DRAKE APTS	COON RAPIDS	ANOKA
DUBLIN PARK	COON RAPIDS	ANOKA
FRANKLIN LANE GOLDEN APTS	ANOKA	ANOKA
GALWAY PLACE	COON RAPIDS	ANOKA
GRASSLANDS HOUSING INC	COON RAPIDS	ANOKA
HEIGHTS MANOR	COLUMBIA HEIGHTS	ANOKA
LOYD HANSON	MAPLEWOOD	ANOKA
MISSISSIPPI VIEW APTS	COON RAPIDS	ANOKA
NORTHGATE WOODS	BLAINE	ANOKA
OSBORNE APTS	SPRING LAKE PARK	ANOKA
OXBOWL BEND APTS	COON RAPIDS	ANOKA
RICHARD BERG	COLUMBIA HEIGHTS	ANOKA
RICHARD BERG	COLUMBIA HEIGHTS	ANOKA
SIX ACRES	COON RAPIDS	ANOKA
ST FRANCIS APTS	ST FRANCIS	ANOKA
SUNNY ACRES	ANOKA	ANOKA
VILLAGE GREEN	FRIDLEY	ANOKA
SOLBERG, ARLYN	BADGER	BADGER
LAKES HOMES	DETROIT LAKES	BECKER
LAMPLIGHTER MANOR	DETROIT LAKES	BECKER
MOUNTAIN VIEW ESTATES	DETROIT LAKES	BECKER
PARK MANOR	DETROIT LAKES	BECKER
PARK VILLAGE APTS	LAKE PARK	BECKER
PELICAN RIVER APTS	DETROIT LAKES	BECKER
PELICAN RIVER APTS II	DETROIT LAKES	BECKER
RIVERCREST APTS	FRAZEE	BECKER
WASHINGTON NORTH APTS	DETROIT LAKES	BECKER
WHITE EARTH CONGREGATE HOUSING	WHITE EARTH	BECKER
ZEPHYR ESTATES	AUDUBON	BECKER
BAKER PARK	BEMIDJI	BELTRAMI
BLACKDUCK APTS	BLACKDUCK	BELTRAMI
DELTON MANOR	BEMIDJI	BELTRAMI
KELLIHER APTS I	KELLIHER	BELTRAMI
KELLIHER APTS II	KELLIHER	BELTRAMI
NYMORE EVERGREEN ACRES	BEMIDJI	BELTRAMI
PINE TREE ESTATES	BEMIDJI	BELTRAMI
RED PINE ESTATES	BEMIDJI	BELTRAMI
RIDGEWAY COURT APTS	BEMIDJI	BELTRAMI
RIDGEWAY COURT II	BEMIDJI	BELTRAMI
BENTONWOOD II	FOLEY	BENTON

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
40	0	0	0	1999	2019	221D3	HUD
16	0	0	0	0	2028	515	FmHA
32	32	2001	2011	0	2013		MHFA
16	0	0	0	0	2024	515	FmHA
42	42	0	2003	2004	2013	221D4	HUD
4	4	0	1997	0	0		HUD
53	0	0	0	1993	2013	236	HUD
101	101	0	1998	0	0		MHFA
48	0	0	0	1998	2018	221D3	HUD
89	0	0	0	1997	2017	221D3	HUD
66	0	0	0	1995	2015	236	HUD
36	36	2001	2011	0	2012		MHFA
24	24	0	2003	0	2023	202	HUD
85	85	1988	2018	0	2020		MHFA
2	2	0	1995	0	0		HUD
96	0	0	0	1994	2014	236	HUD
75	75	1990	2020	0	2021		MHFA
60	60	0	2002	0	2022	202	HUD
60	60	0	2004	0	0	202	HUD
14	14	0	1998	0	0		HUD
14	14	0	1998	0	0		HUD
14	14	1988	2018	0	2020		MHFA
24	0	0	0	0	2028	515	FmHA
52	52	1989	2019	0	2020		MHFA
195	195	1989	2019	0	2021		MHFA
6	6	0	1997	0	0		HUD
18	18	0	2001	0	2021	202	HUD
65	58	1991	1996	0	2014	221D3	HUD
52	0	0	0	1995	2015	236	HUD
97	97	1989	2019	0	2020		MHFA
12	0	0	0	2002	2032	515	FmHA
18	0	0	0	2003	2033	515	FmHA
18	0	0	0	2005	2035	515	FmHA
24	0	0	0	0	2027	515	FmHA
24	0	0	0	2007	2037	515	FmHA
29	0	0	0	2003	2033	515	FmHA
8	0	0	0	0	2026	515	FmHA
49	49	0	2003	0	2023	202	HUD
30	30	1992	2017	0	2017		MHFA
60	24	0	1998	1998	2018	236	MHFA
20	20	1988	1998	0	2027	515	FmHA
6	0	0	0	0	2020	515	FmHA
51	0	0	0	2000	2030	515	FmHA
60	12	1992	1997	1992	2012	236	HUD
86	86	1990	2010	0	2011		MHFA
36	0	0	0	2003	2033	515	FmHA
30	0	0	0	2005	2035	515	FmHA
12	0	0	0	0	2027	515	FmHA

PROJECT NAME	CITY	COUNTY
CATHERINE SQUARE APTS	FOLEY	BENTON
DEWEY PLACE/THE PINES	FOLEY	BENTON
FOLEY SQUARE APTS	FOLEY	BENTON
GILMANOR APTS	GILMAN	BENTON
GOOD SHEPHERD	SAUK RAPIDS	BENTON
RUSSELL ARMS/NORTHWOOD VILLA	SAUK RAPIDS	BENTON
ST CLOUD TOWNHOUSES	ST CLOUD	BENTON
BEARDSLEY APTS	BEARDSLEY	BIG STONE
COMMUNITY HSG	CLINTON	BIG STONE
HI-LO APTS	GRACEVILLE	BIG STONE
HOME-RITE APTS	ORTONVILLE	BIG STONE
SHAMROCK APTS	GRACEVILLE	BIG STONE
BURTON APTS	LAKE CRYSTAL	BLUE EARTH
COLONIAL SQUARE	MANKATO	BLUE EARTH
EASTPORT APTS	MANKATO	BLUE EARTH
GUS JOHNSON PLAZA	MANKATO	BLUE EARTH
HIGHLAND APTS	MAPLETON	BLUE EARTH
HOMESTEAD APTS	MANKATO	BLUE EARTH
LAKE CRYSTAL TOWERS	LAKE CRYSTAL	BLUE EARTH
LAKESIDE MANOR APTS	SILVER LAKE	BLUE EARTH
LAKESIDE VILLA APTS	COLOGNE	BLUE EARTH
LAKEVIEW #3	EAGLE LAKE	BLUE EARTH
MEADOW BLOOM APTS	TRUMAN	BLUE EARTH
SCHALOW APTS	MAPLETON	BLUE EARTH
SECURITY APTS	MANKATO	BLUE EARTH
THOMAS APTS 1 & 2	LAKE CRYSTAL	BLUE EARTH
THOMAS APTS UNIT 3	LAKE CRYSTAL	BLUE EARTH
THOMAS APTS UNIT 4	LAKE CRYSTAL	BLUE EARTH
THOMAS APTS-VERNON CENTER	VERNON CENTER	BLUE EARTH
TIMBERBROOK I	GOOD THUNDER	BLUE EARTH
WALNUT TOWERS	MANKATO	BLUE EARTH
BROADSTREET APTS	COMFREY	BROWN
CARRIE LAWN-NEW ULM	NEW ULM	BROWN
CARRIE LAWN-SLEEPY EYE	SLEEPY EYE	BROWN
CARRIE LAWN-SPRINGFIELD	SPRINGFIELD	BROWN
CEDAR MANOR APTS	SPRINGFIELD	BROWN
HALTER BLUFFS	SPRINGFIELD	BROWN
HALTER COMMONS	NEW ULM	BROWN
HALTER ESTATES	SPRINGFIELD	BROWN
HALTER HAUS	HANSKA	BROWN
HALTERSHIRE	SLEEPY EYE	BROWN
HIGHLAND HOMES	NEW ULM	BROWN
HILLSIDE MANOR APTS	NEW ULM	BROWN
LINDERHOF PARK APTS	NEW ULM	BROWN
NEW ULM APTS	NEW ULM	BROWN
NEW ULM APTS II	NEW ULM	BROWN
PARKVIEW APTS	COMFREY	BROWN
SLEEPY EYE APTS	SLEEPY EYE	BROWN

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
25	0	0	0	2007	2037	515	FmHA
36	36	2001	2011	0	2012		MHFA
21	0	0	0	2002	2032	515	FmHA
8	0	0	0	2000	2030	515	FmHA
58	58	0	2001	0	2021	202	HUD
91	71	1992	2017	0	2018		MHFA
48	0	0	0	1989	2009	221BM	HUD
12	12	0	2002	2000	2030	515	FmHA
32	0	0	0	0	2024	515	FmHA
26	0	0	0	0	2028	515	FmHA
16	0	0	0	2004	2034	515	FmHA
16	0	0	0	0	2025	515	FmHA
8	0	0	0	0	2022	515	FmHA
77	77	1990	2020	0	2021		MHFA
78	78	1988	2018	0	2019		MHFA
108	108	1991	2021	0	2022		MHFA
16	0	0	0	0	2029	515	FmHA
120	0	0	0	1994	2014	236	HUD
43	43	1989	2019	0	2021		MHFA
12	0	0	0	0	2024	515	FmHA
12	12	0	2002	0	2028	515	FmHA
16	0	0	0	0	2029	515	FmHA
16	0	0	0	0	2028	515	FmHA
20	0	0	0	0	2028	515	FmHA
53	0	0	0	1999	2019	221D3	HUD
16	0	0	0	0	2028	515	FmHA
8	0	0	0	2003	2033	515	FmHA
8	0	0	0	2005	2035	515	FmHA
8	0	0	0	0	2027	515	FmHA
20	0	0	0	0	2027	515	FmHA
86	0	0	0	1998	2018	221D3	HUD
14	0	0	0	2000	2030	515	FmHA
24	0	0	0	2000	2030	515	FmHA
8	0	0	0	0	2022	515	FmHA
4	0	0	0	0	2020	515	FmHA
16	0	0	0	0	2026	515	FmHA
12	0	0	0	2005	2035	515	FmHA
24	0	0	0	2005	2035	515	FmHA
20	0	0	0	2003	2033	515	FmHA
8	0	0	0	2004	2034	515	FmHA
16	0	0	0	2004	2034	515	FmHA
101	72	1991	1996	0	2015		HUD
60	0	0	0	1994	2014	236	HUD
56	0	0	0	1998	2018	221D3	HUD
16	0	0	0	2003	2033	515	FmHA
12	0	0	0	2005	2035	515	FmHA
12	0	0	0	0	2027	515	FmHA
8	0	0	0	0	2028	515	FmHA

PROJECT NAME	CITY	COUNTY
ST MICHAELS ELDERLY HSG	NEW ULM	BROWN
SUNRISE MANOR	SLEEPY EYE	BROWN
HILLSIDE MANOR	MOOSE LAKE	CARLTON
KETTLE RIVER APTS	KETTLE RIVER	CARLTON
LARSON COMMONS	CLOQUET	CARLTON
MCDOWELL-NEMMERS DEVELOPERS 12	CLOQUET	CARLTON
MCDOWELL-NEMMERS DEVELOPERS 8	CLOQUET	CARLTON
PARKSIDE APTS	BARNUM	CARLTON
SAHLMAN EAST	CLOQUET	CARLTON
SAHLMAN WEST TOWNHOUSES	CLOQUET	CARLTON
SOUTHVIEW CO	CROMWELL	CARLTON
CHASKA MANOR	CHASKA	CARVER
CLINIC VIEW APTS	WATERTOWN	CARVER
DEUTCHLAND APTS	NEW GERMANY	CARVER
EASTVIEW APTS	HAMBURG	CARVER
ELMWOOD APTS	HAMBURG	CARVER
EVERGREEN APTS (WACONIA)	WACONIA	CARVER
FOX RUN APTS	WACONIA	CARVER
HALTER HYLAND	WATERTOWN	CARVER
HILLTOP APTS I	WATERTOWN	CARVER
HILLTOP APTS II	WATERTOWN	CARVER
JONATHAN ACRES	CHASKA	CARVER
JONATHAN ACRES	CHASKA	CARVER
LAKEVIEW #2	EAGLE LAKE	CARVER
MAPLECREST COMMONS	WACONIA	CARVER
MAYER ELDERLY APTS	MAYER	CARVER
PARKVIEW APTS	HAMBURG	CARVER
PEACE VILLA APTS	NORWOOD	CARVER
VILLAGE TOWNHOUSES	CHASKA	CARVER
ASPEN APTS	LONGVILLE	CASS
BIRCH LAKE APTS	HACKENSACK	CASS
HEARTLAND APTS	PINE RIVER	CASS
HIGHLAND APTS	WALKER	CASS
MAYVIEW MANOR	WALKER	CASS
NORTHLAND APTS	REMER	CASS
BURNSDALE I	MONTEVIDEO	CHIPPEWA
BURNSDALE II	MONTEVIDEO	CHIPPEWA
BURNSDALE III	MONTEVIDEO	CHIPPEWA
CENTENNIAL APTS	WATSON	CHIPPEWA
CLARA CITY COMMUNITY HAUS I	CLARA CITY	CHIPPEWA
CLARA CITY COMMUNITY HAUS II	CLARA CITY	CHIPPEWA
EASTGATE (MONTEVIDEO)	MONTEVIDEO	CHIPPEWA
HERITAGE ACRES	MAYNARD	CHIPPEWA
KLEVEN APTS	MILAN	CHIPPEWA
MILAN COMMUNITY HOMES	MILAN	CHIPPEWA
MONTEVIDEO METHODIST HOME	MONTEVIDEO	CHIPPEWA
RIVERVIEW APTS	GRANITE FALLS	CHIPPEWA
BRIDGEFORD APTS	RUSH CITY	CHISAGO

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
30	30	0	2004	0	2024	202	HUD
32	32	2001	2011	0	2012		MHFA
41	41	1990	2010	0	2011		MHFA
8	0	0	0	2001	2031	515	FmHA
85	85	1990	2020	0	2021		MHFA
12	0	0	0	2000	2030	515	FmHA
8	0	0	0	2003	2033	515	FmHA
25	0	0	0	2001	2031	515	FmHA
36	36	1990	2010	0	2011		MHFA
50	0	0	0	1994	2014	236	HUD
16	0	0	0	2001	2031	515	FmHA
59	59	0	2004	0	2024	202	HUD
25	0	0	0	2004	2034	515	FmHA
8	0	0	0	2006	2036	515	FmHA
24	0	0	0	0	2029	515	FmHA
6	0	0	0	0	2023	515	FmHA
46	46	1989	2019	0	2020		MHFA
24	0	0	0	2005	2035	515	FmHA
8	0	0	0	2007	2037	515	FmHA
16	0	0	0	2001	2031	515	FmHA
16	0	0	0	2002	2032	515	FmHA
86	50	0	1991	1993	2013	236	HUD
0	17	1992	1997	0	0		HUD
8	0	0	0	2002	2032	515	FmHA
20	0	0	0	2003	2033	515	FmHA
10	0	0	0	2007	2037	515	FmHA
6	0	0	0	0	2019	515	FmHA
61	0	0	0	0	2028	515	FmHA
28	28	1991	2021	0	2022		MHFA
8	0	0	0	0	2028	515	FmHA
19	12	1989	1999	0	2028	515	FmHA
30	30	1988	2018	0	2018		MHFA
30	30	1989	1999	0	2028	515	FmHA
20	0	0	0	2005	2035	515	FmHA
19	19	1989	1999	2006	2036	515	FmHA
24	24	1989	1999	0	2029	515	FmHA
16	0	0	0	2002	2032	515	FmHA
16	0	0	0	2003	2033	515	FmHA
8	0	0	0	0	2029	515	FmHA
24	0	0	0	0	2025	515	FmHA
12	0	0	0	0	2027	515	FmHA
46	46	1990	2020	0	2021		MHFA
8	0	0	0	0	2026	515	FmHA
8	0	0	0	0	2028	515	FmHA
6	0	0	0	0	2018	515	FmHA
76	14	1992	1997	0	0	202	HUD
40	40	1991	1996	0	2012	221D3	HUD
18	0	0	0	2006	2036	515	FmHA

PROJECT NAME	CITY	COUNTY
HAVEN ESTATES II-STACY	STACY	CHISAGO
HAVEN ESTATES II-WYOMING	WYOMING	CHISAGO
HAVEN ESTATESI-STACY	STACY	CHISAGO
HEATHER CREEK APTS	CHISAGO CITY	CHISAGO
HEIGHTS COURT	WYOMING	CHISAGO
NORTH COUNTRY APTS	NORTH BRANCH	CHISAGO
NORTHERN OAKS APTS	NORTH BRANCH	CHISAGO
OAKHURST APTS	NORTH BRANCH	CHISAGO
OAKRIDGE APTS	WYOMING	CHISAGO
PARKVIEW APTS	LINDSTROM	CHISAGO
PARMLY LAKEVIEW APTS	CHISAGO CITY	CHISAGO
PINE WOOD APTS	HARRIS	CHISAGO
RIVERFRONT APTS	TAYLORS FALLS	CHISAGO
RUSH ESTATES	RUSH CITY	CHISAGO
RUSH OAKS SENIOR HOUSING	RUSH CITY	CHISAGO
RUSH RIVERVIEW	RUSH CITY	CHISAGO
SHIELDS PLAZA	NORTH BRANCH	CHISAGO
SUNRISE RIVER APTS	WYOMING	CHISAGO
ADAMS WAY APTS	HAWLEY	CLAY
AGASSIZ APTS	HITTERDAL	CLAY
BARNESVILLE APTS	BARNESVILLE	CLAY
EVENTIDE LIVING CENTER	MOORHEAD	CLAY
FLORA LAKE APTS	ULEN	CLAY
HOUGE ESTATES	DILWORTH	CLAY
LEONARDT MANOR	BARNESVILLE	CLAY
NORTHSIDE TERRACE	HAWLEY	CLAY
PARK VIEW TERRACE (MOORHEAD)	MOORHEAD	CLAY
PLEASANT VIEW MANOR	GLYNDON	CLAY
TIMES ESTATES	MOORHEAD	CLAY
VILLAGE GREEN MANOR	MOORHEAD	CLAY
BROOKFIELD APTS	CLEARBROOK	CLEARWATER
GONVICK COMMUNITY HOMES	GONVICK	CLEARWATER
GONVICK RENTALS	GONVICK	CLEARWATER
OTTERKILL GARDEN APTS	BAGLEY	CLEARWATER
GRAND MARAIS APTS	GRAND MARAIS	COOK
HARBOR VIEW	GRAND MARAIS	COOK
DEN-MAR APTS	JEFFERS	COTTONWOOD
FIFTEEN HUNDEED PERKINS CREEK	WINDOM	COTTONWOOD
MOUNTAIN LAKE APTS	MOUNTAIN LAKE	COTTONWOOD
TANGLEWOOD ESTATES	WINDOM	COTTONWOOD
WESTBROOK APTS	WESTBROOK	COTTONWOOD
WINDOM APTS	WINDOM	COTTONWOOD
BRAINERD SOUTH APTS	BRAINERD	CROW WING
CIRCLE PINES APTS	BRAINERD	CROW WING
COLLEGE DRIVE TOWNHOUSES	BRAINERD	CROW WING
INDIAN CARRY APTS	DEERWOOD HOUSING	CROW WING
IRONTON TERRACE APTS	IRONTON	CROW WING
IRONTON VILLA APTS	IRONTON	CROW WING

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
10	0	0	0	2006	2036	515	FmHA
10	0	0	0	2006	2036	515	FmHA
22	0	0	0	2005	2035	515	FmHA
20	20	1988	1998	0	2027	515	FmHA
19	0	0	0	0	2015	515	FmHA
14	0	0	0	0	2023	515	FmHA
12	0	0	0	2003	2033	515	FmHA
12	0	0	0	2005	2035	515	FmHA
30	30	0	2000	0	2029	515	FmHA
20	0	0	0	2004	2034	515	FmHA
60	60	0	2001	0	2081	202	HUD
17	0	0	2002	2001	2031	515	FmHA
20	0	0	0	0	2024	515	FmHA
10	0	0	0	0	2018	515	FmHA
36	0	0	0	2005	2035	515	FmHA
24	24	2002	2012	0	2013		MHFA
40	40	1993	2018	0	0		MHFA
16	0	0	0	0	2028	515	FmHA
12	0	0	0	0	2026	515	FmHA
12	12	1988	1998	0	2028	515	FmHA
16	0	0	0	0	2029	515	FmHA
46	46	0	2005	0	2025	202	HUD
12	0	0	0	2000	2030	515	FmHA
60	0	0	0	2001	2021	221D3	HUD
16	0	0	0	2001	2031	515	FmHA
30	30	1989	2019	0	2020		MHFA
121	121	1992	2017	0	2018		MHFA
12	0	0	0	2000	2030	515	FmHA
40	40	1990	2020	0	2021		MHFA
50	0	0	0	2001	2021	221D3	HUD
30	30	1988	1998	0	2028	515	FmHA
8	0	0	0	0	2016	515	FmHA
8	8	0	2002	2002	2032	515	FmHA
30	30	1992	2017	0	2018		MHFA
16	0	0	0	0	2024	515	FmHA
31	31	0	1998	0	0		MHFA
8	0	0	0	0	2028	515	FmHA
48	48	1989	2019	0	2021		MHFA
24	0	0	0	2006	2036	515	FmHA
24	0	0	0	2001	2031	515	FmHA
24	0	0	0	0	2026	515	FmHA
52	31	1992	1997	1995	2015	236	HUD
60	0	0	0	1992	2012	236	HUD
28	0	0	0	2001	2031	515	FmHA
24	24	2002	2012	0	2013		MHFA
20	0	0	0	0	2027	515	FmHA
25	25	0	2002	2001	2031	515	FmHA
16	0	0	0	0	2026	515	FmHA

PROJECT NAME	CITY	COUNTY
MISSISSIPPI TERRACE	BRAINERD	CROW WING
OAK CREST MANOR	BRAINERD	CROW WING
PARKVIEW I & II	PEQUOT LAKES	CROW WING
SIBLEY APTS	PEQUOT LAKES	CROW WING
WOODLAND APTS	DEERWOOD	CROW WING
1307 FURLONG AVENUE	MENDOTA HEIGHTS	DAKOTA
151 WEST WINONA	WEST ST PAUL	DAKOTA
301 WEST SECOND STREET	HASTINGS	DAKOTA
309 LEA STREET	HASTINGS	DAKOTA
314 EDDY STREET	HASTINGS	DAKOTA
316 WEST THIRD STREET	HASTINGS	DAKOTA
551 WEST 6TH STREET	HASTINGS	DAKOTA
600 EAST 3RD STREET	HASTINGS	DAKOTA
603 WEST 3RD STREET	HASTINGS	DAKOTA
720 1/2 WEST 11TH STREET	HASTINGS	DAKOTA
818 WEST TWELFTH STREET	HASTINGS	DAKOTA
883-885 OTTAWA	WEST ST PAUL	DAKOTA
902 WEST 6TH STREET	HASTINGS	DAKOTA
APPLE VILLA SOUTH	APPLE VALLEY	DAKOTA
CAMBER HILL TOWNHOMES	S ST PAUL	DAKOTA
CHANCELLOR MANOR	BURNSVILLE	DAKOTA
CHOWEN BEND TOWNHOMES	BURNSVILLE	DAKOTA
CLIFF HILL TOWNHOUSES	BURNSVILLE	DAKOTA
DAKOTA ADULTS	MENDOTA HEIGHTS	DAKOTA
DUCKWOOD TRAILS	EAGAN	DAKOTA
EAGAN GREEN APTS	EAGAN	DAKOTA
FAIRFIELD TERRACE	LAKEVILLE	DAKOTA
FARMINGTON ELDERLY HSG	FARMINGTON	DAKOTA
HORIZON HEIGHTS	BURNSVILLE	DAKOTA
OAK RIDGE MANOR	HASTINGS	DAKOTA
PRAIRIE ESTATES	INVER GROVE HEIGHTS	DAKOTA
ROLLING MEADOWS I	INVER GROVE HEIGHTS	DAKOTA
ROLLING MEADOWS II	INVER GROVE HEIGHTS	DAKOTA
ROSEMOUNT GREENS TOWNHOUSES	ROSEMOUNT	DAKOTA
ROSEMOUNT PLAZA	ROSEMOUNT	DAKOTA
SPRUCE PLACE	FARMINGTON	DAKOTA
WESTVIEW APTS	FARMINGTON	DAKOTA
CENTERVIEW	DODGE CENTER	DODGE
CHESTNUT APTS	MANTORVILLE	DODGE
CLAREMONT MANOR	CLAREMONT	DODGE
GREENFIELD MANOR APTS	KASSON	DODGE
GREENFIELD VILLAGE APTS	KASSON	DODGE
HAYFIELD SENIORS	HAYFIELD	DODGE
KASSON SENIOR HOUSING	KASSON	DODGE
PARKSIDE APTS SOUTH	KASSON	DODGE
SOUTH PARK MANOR	DODGE CENTER	DODGE
SOUTHVIEW APTS	WEST CONCORD	DODGE
SUNWOOD MANOR	KASSON	DODGE

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
113	113	1988	2018	0	2020		MHFA
30	0	0	0	2005	2035	515	FmHA
36	36	0	2001	2000	2030	515	FmHA
8	0	0	0	0	2024	515	FmHA
20	0	0	0	0	2025	515	FmHA
1	1	0	1997	0	0		HUD
2	2	0	1996	0	0		HUD
5	5	0	1996	0	0		HUD
1	1	0	1996	0	0		HUD
1	1	0	1996	0	0		HUD
1	1	0	1996	0	0		HUD
2	2	0	1996	0	0		HUD
1	1	0	1996	0	0		HUD
2	2	0	1996	0	0		HUD
1	1	0	1996	0	0		HUD
2	2	0	1996	0	0		HUD
4	4	0	1996	0	0		HUD
1	1	0	1997	0	0		HUD
56	56	1990	2020	0	2021		MHFA
44	44	0	1998	2004	2024	221D4	HUD
200	125	0	1991	1993	2013	236	HUD
32	0	0	0	2002	2022	221D3	HUD
32	32	2001	2011	0	2012		MHFA
12	12	0	2001	0	2021	202	HUD
162	0	0	0	2002	2022	221D3	HUD
144	0	0	0	1994	2014	236	HUD
24	24	0	2006	0	2026	202	HUD
37	0	0	0	2004	2034	515	FmHA
25	0	0	0	2002	2022	221D3	HUD
109	109	0	2000	0	2020	202	HUD
40	40	1990	2020	0	2022		MHFA
90	0	0	0	0	2013	236	HUD
112	0	0	0	1994	2014	236	HUD
28	28	0	2000	0	2021	221D4	HUD
39	39	2003	2013	0	2014		MHFA
60	60	1988	2018	0	2019		MHFA
24	0	0	0	2003	2033	515	FmHA
12	12	1989	1999	2006	2036	515	FmHA
12	0	0	0	2000	2030	515	FmHA
8	0	0	0	0	2027	515	FmHA
12	0	0	0	2005	2035	515	FmHA
16	0	0	0	2003	2033	515	FmHA
24	24	0	2002	0	2022	202	HUD
36	0	0	0	2000	2020	221D3	HUD
8	0	0	0	0	2027	515	FmHA
37	37	1990	2020	0	2022		MHFA
24	0	0	0	2006	2036	515	FmHA
31	0	0	0	2006	2036	515	FmHA

PROJECT NAME	CITY	COUNTY
BETHEL MANOR	ALEXANDRIA	DOUGLAS
BETHEL MANOR II	ALEXANDRIA	DOUGLAS
BRANDON MANOR HOMES 4-PLEX	BRANDON	DOUGLAS
BRANDON MANOR HOMES 8-PLEX	BRANDON	DOUGLAS
CARLOS HSG	CARLOS	DOUGLAS
EVANSVILLE APTS	EVANSVILLE	DOUGLAS
HERITAGE APTS	OSAKIS	DOUGLAS
HIGHLAND TERRACE APTS	ALEXANDRIA	DOUGLAS
MAPLE RIDGE MANOR	ALEXANDRIA	DOUGLAS
MILTONA APTS	MILTONA	DOUGLAS
MILTONA HOMES	MILTONA	DOUGLAS
OAK MANOR APTS	ALEXANDRIA	DOUGLAS
OSAKIS COMMUNITY MANOR APTS	OSAKIS	DOUGLAS
ROYAL MANOR APTS I	ALEXANDRIA	DOUGLAS
ROYAL MANOR APTS II	ALEXANDRIA	DOUGLAS
RUNESTONE APTS	KENSINGTON	DOUGLAS
SHELTER ENTERPRISES	OSAKIS	DOUGLAS
TOWER APTS	EVANSVILLE	DOUGLAS
WOODHILL APTS	ALEXANDRIA	DOUGLAS
BLUE RIDGE	BLUE EARTH	FARIBAULT
BRICELYN APTS	BRICELYN	FARIBAULT
BROADWAY APTS	WELLS	FARIBAULT
EASTOWN APTS	WELLS	FARIBAULT
GARDEN COURT APTS	WINNEBAGP	FARIBAULT
HALTER PLAZA	BRICELYN	FARIBAULT
KEE VALLEY APTS	KIESTER	FARIBAULT
MILLTOWN MANOR	MINNESOTA LAKE	FARIBAULT
NEW LIFE MANOR	BLUE EARTH	FARIBAULT
NORTHSIDE ESTATES	WINNEBAGO	FARIBAULT
PARKVIEW APTS	ELMORE	FARIBAULT
SOUTHRIDGE APTS	BLUE EARTH	FARIBAULT
VILLAGE GREEN ESTATES	BLUE EARTH	FARIBAULT
CANTON MANOR	CANTON	FILLMORE
CHERRYWOOD ESTATES	MABEL	FILLMORE
DOWNTOWNER	SPRING VALLEY	FILLMORE
DOWNTOWNER II	SPRING VALLEY	FILLMORE
ESTATES HEIGHTS MANOR	PRESTON	FILLMORE
GOOD SHEPHERD COMMUNITY APTS I	RUSHFORD	FILLMORE
HARMONY APTS	HARMONY	FILLMORE
HARMONY MANOR	HARMONY	FILLMORE
HILLSIDE HOMES	SPRING VALLEY	FILLMORE
HOMESTEAD APTS	CHATFIELD	FILLMORE
J & L APTS	PRESTON	FILLMORE
KENILWORTH APTS	LANESBORO	FILLMORE
LAKEWOOD HOUSING	CHATFIELD	FILLMORE
MAIN ST APTS	CHATFIELD	FILLMORE
MAPLEWOOD APTS	PETERSON	FILLMORE
NORTHSIDE APTS	RUSHFORD	FILLMORE

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
63	63	1991	1996	0	2015	221D3	HUD
69	69	0	2001	0	2021	202	HUD
4	0	0	0	0	2019	515	FmHA
8	0	0	0	0	2027	515	FmHA
8	0	0	0	0	2027	515	FmHA
8	0	0	0	0	2028	515	FmHA
16	0	0	0	2003	2033	515	FmHA
25	0	0	0	2001	2031	515	FmHA
40	40	1988	2018	0	2020		MHFA
8	0	0	0	2001	2031	515	FmHA
2	0	0	0	0	2021	515	FmHA
12	0	0	0	0	2029	515	FmHA
24	0	0	0	0	2028	515	FmHA
24	0	0	0	2004	2034	515	FmHA
24	0	0	0	2007	2037	515	FmHA
12	4	1988	1998	0	2028	515	FmHA
17	0	0	0	0	2022	515	FmHA
16	0	0	0	1999	2029	515	FmHA
18	0	0	0	2004	2034	515	FmHA
37	37	1989	2019	0	2020		MHFA
8	0	0	0	0	2027	515	FmHA
35	35	1989	2019	0	2020		MHFA
16	0	0	0	0	2026	515	FmHA
36	36	1988	2018	0	2019		MHFA
8	0	0	0	2002	2032	515	FmHA
12	0	0	0	0	2027	515	FmHA
12	0	0	0	0	2028	515	FmHA
24	24	0	2005	0	2025	202	HUD
12	0	0	0	2001	2031	515	FmHA
12	0	0	0	0	2027	515	FmHA
8	0	0	0	2002	2032	515	FmHA
16	0	0	0	0	2028	515	FmHA
8	0	0	0	2003	2033	515	FmHA
16	16	0	2002	2001	2031	515	FmHA
12	0	0	0	2003	2033	515	FmHA
35	0	0	0	2005	2035	515	FmHA
8	0	0	0	0	2019	515	FmHA
32	32	0	2000	0	2029	515	FmHA
12	0	0	0	2005	2035	515	FmHA
20	20	1992	2017	0	2017		MHFA
37	37	1988	2018	0	2019		MHFA
8	0	0	0	0	2027	515	FmHA
14	0	0	0	2002	2032	515	FmHA
19	0	0	0	2001	2031	515	FmHA
24	24	0	2005	0	2025	202	HUD
15	15	0	2002	2001	2031	515	FmHA
8	0	0	0	0	2029	515	FmHA
8	0	0	0	0	2026	515	FmHA

PROJECT NAME	CITY	COUNTY
RUSH CREEK APTS	RUSHFORD	FILLMORE
RUSHFORD MANOR APTS	RUSHFORD	FILLMORE
SOUTHWEST PROPERTIES	SPRING VALLEY	FILLMORE
SPRING VALLEY 12-PLEX	SPRING VALLEY	FILLMORE
SYLVAN MANOR	LANESBORO	FILLMORE
VESTERHEIM MANOR	PRESTON	FILLMORE
WYKOFF 8-PLEX	WYKOFF	FILLMORE
CHANNEL VIEW	ALBERT LEA	FREEBORN
FREEBORN APTS	FREEBORN	FREEBORN
GLENVILLE	GLENVILLE	FREEBORN
HAYWARD BOOSTER APTS	HAYWARD	FREEBORN
HERITAGE APTS	ALDEN	FREEBORN
HI-VIEW APTS	HOLLANDALE	FREEBORN
NORTH GROVE APTS	CLARKS GROVE	FREEBORN
OAKVIEW APTS	EMMONS	FREEBORN
PARK APTS	GENEVA	FREEBORN
SENIOR COURT	ALBERT LEA	FREEBORN
SENIOR COURTS II	ALBERT LEA	FREEBORN
SHELLAIRE APTS	GLENVILLE	FREEBORN
ELKEN LTD PSHP	PINE ISLAND	GOODHUE
FOX MEADOWS APTS	PINE ISLAND	GOODHUE
FREEBORN MANOR	CANNON FALLS	GOODHUE
GOODHUE APTS	GOODHUE	GOODHUE
GREENBRIAR APTS	ZUMBROTA	GOODHUE
HALTER ACRES II	RED WING	GOODHUE
HALTER CENTRE	PINE ISLAND	GOODHUE
HALTER HILLS	RED WING	GOODHUE
HALTER TERRACE	ZUMBROTA	GOODHUE
HILLCREST 7-PLEX APTS	WANAMINGO	GOODHUE
JORDAN TOWER	RED WING	GOODHUE
KENYON ROSEVIEW APTS	KENYON	GOODHUE
KINGSBURY APTS	KENYON	GOODHUE
KINGSBURY COURT	KENYON	GOODHUE
LAKE CITY HOUSING	LAKE CITY	GOODHUE
MAPLE HILLS	RED WING	GOODHUE
OAK COURT APTS	LAKE CITY	GOODHUE
PARK STREET APTS	CANNON FALLS	GOODHUE
RIVERS EDGE APTS	CANNON FALLS	GOODHUE
SPRINGCROFT APTS	WANAMINGO	GOODHUE
WINGS APTS	RED WING	GOODHUE
WOODKNOLL APTS	CANNON FALLS	GOODHUE
ZUMBROTA TOWERS	ZUMBROTA	GOODHUE
ASHBY APTS I	ASHBY	GRANT
ASHBY APTS II	ASHBY	GRANT
CAROLINA VILLAGE 8-PLEX	HOFFMAN	GRANT
EASTSIDE APTS	ELBOW LAKE	GRANT
ELMWOOD TERRACE APTS	ELBOW LAKE	GRANT
FOURTH STREET DUPLEXES	HOFFMAN	GRANT

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
12	0	0	0	2003	2033	515	FmHA
16	0	0	0	2005	2035	515	FmHA
12	0	0	0	2001	2031	515	FmHA
12	0	0	0	0	2029	515	FmHA
20	20	1989	1999	0	2028	515	FmHA
16	0	0	0	0	2028	515	FmHA
8	0	0	0	2000	2030	515	FmHA
110	110	0	1997	0	0		MHFA
8	0	0	0	2002	2032	515	FmHA
8	0	0	0	2000	2030	515	FmHA
8	0	0	0	0	2027	515	FmHA
11	0	0	0	2000	2030	515	FmHA
10	0	0	0	2002	2032	515	FmHA
12	0	0	0	2005	2035	515	FmHA
12	0	0	0	0	2027	515	FmHA
16	0	0	0	2001	2031	515	FmHA
80	32	0	1990	1992	2012	236	HUD
82	82	0	2002	0	2022	202	HUD
4	0	0	0	0	2018	515	FmHA
24	0	0	0	2007	2037	515	FmHA
32	32	1992	1997	0	2027	515	FmHA
44	0	0	0	1999	2019	221D3	HUD
10	0	0	0	2003	2033	515	FmHA
16	0	0	0	2003	2033	515	FmHA
24	0	0	0	2007	2037	515	FmHA
23	0	0	0	2005	2035	515	FmHA
30	0	0	0	2004	2034	515	FmHA
12	0	0	0	2002	2032	515	FmHA
8	0	0	0	0	2027	515	FmHA
102	102	1989	2019	0	2020		MHFA
12	0	0	0	0	2018	515	FmHA
12	0	0	0	2007	2037	515	FmHA
24	0	0	0	2002	2032	515	FmHA
40	40	1988	2018	0	2020		MHFA
96	96	1989	1999	0	2013	221D3	HUD
24	0	0	0	2001	2031	515	FmHA
40	40	1989	2019	0	2019		MHFA
23	0	0	0	2003	2033	515	FmHA
31	0	0	0	2000	2030	515	FmHA
24	0	0	0	2002	2032	515	FmHA
16	0	0	0	2004	2034	515	FmHA
45	45	1990	2010	0	2012		MHFA
8	0	0	0	0	2026	515	FmHA
8	0	0	0	2000	2030	515	FmHA
8	0	0	0	2006	2036	515	FmHA
24	0	0	0	0	2029	515	FmHA
16	0	0	0	0	2025	515	FmHA
4	0	0	0	2006	2036	515	FmHA

PROJECT NAME	CITY	COUNTY
FRE-CAP I	HERMAN	GRANT
FRE-CAP II	HERMAN	GRANT
WESTSIDE APTS	BARRETT	GRANT
1118 NE 2ND STREET	MINNEAPOLIS	HENNEPIN
1809 LASALLE AVE	MINNEAPOLIS	HENNEPIN
1904 NE UNIVERSITY	MINNEAPOLIS	HENNEPIN
2100 BLOOMINGTON (HC)	MINNEAPOLIS	HENNEPIN
2114 ILION AVE	MINNEAPOLIS	HENNEPIN
2217 PORTLAND AVE	MINNEAPOLIS	HENNEPIN
2316-18 N 4TH STREET	MINNEAPOLIS	HENNEPIN
2912 STEVENS AVE S	MINNEAPOLIS	HENNEPIN
3033 S 18TH AVE	MINNEAPOLIS	HENNEPIN
3103 OAKLAND AVE	MINNEAPOLIS	HENNEPIN
3104 S 4TH AVE	MINNEAPOLIS	HENNEPIN
3105 S 4TH AVE	MINNEAPOLIS	HENNEPIN
3108 S 4TH AVE	MINNEAPOLIS	HENNEPIN
3633 COLUMBUS AVE	MINNEAPOLIS	HENNEPIN
3633-37 ELLIOT AVE S	MINNEAPOLIS	HENNEPIN
3822 STEVENS AVE	MINNEAPOLIS	HENNEPIN
4TH AVENUE PROJECT	MINNEAPOLIS	HENNEPIN
610 E 15TH STREET	MINNEAPOLIS	HENNEPIN
614 SOUTH 9TH STREET	MINNEAPOLIS	HENNEPIN
ACCESSIBLE SPACE (HC)	MINNEAPOLIS	HENNEPIN
ARCHER HEIGHTS	MINNETONKA	HENNEPIN
BETHUNE APTS	MINNEAPOLIS	HENNEPIN
BETHUNE PARK APTS	MINNEAPOLIS	HENNEPIN
BLOOMING GLEN	BLOOMINGTON	HENNEPIN
BLOOMINGTON BARRIER FREE	BLOOMINGTON	HENNEPIN
BLOOMINGTON HOUSING	BLOOMINGTON	HENNEPIN
BNR	ROBBINSDALE	HENNEPIN
BOARDWALK	WAYZATA	HENNEPIN
BOOTH MANOR	MINNEAPOLIS	HENNEPIN
BORSON TOWERS EAST	MINNEAPOLIS	HENNEPIN
BORSON TOWERS EAST	MINNEAPOLIS	HENNEPIN
BORSON TOWERS WEST	MINNEAPOLIS	HENNEPIN
BORSON TOWERS WEST	MINNEAPOLIS	HENNEPIN
BOSSEN TERRACE TOWNHOUSES	MINNEAPOLIS	HENNEPIN
BRIARHILL	EDEN PRAIRIE	HENNEPIN
CALHOUN BEACH	MINNEAPOLIS	HENNEPIN
CALVARY CENTER APTS	GOLDEN VALLEY	HENNEPIN
CANADIAN TERRACE APTS	MINNEAPOLIS	HENNEPIN
CARRIAGE HOUSE APTS	BROOKLYN PARK	HENNEPIN
CECIL NEWMAN PLAZA	MINNEAPOLIS	HENNEPIN
CEDAR HILLS TOWNHOMES	MINNETONKA	HENNEPIN
CEDAR SQUARE WEST I	MINNEAPOLIS	HENNEPIN
CEDAR SQUARE WEST II	MINNEAPOLIS	HENNEPIN
CEDAR SQUARE WEST III	MINNEAPOLIS	HENNEPIN
CEDAR SQUARE WEST STAGE I	MINNEAPOLIS	HENNEPIN

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
8	0	0	0	0	2018	515	FmHA
12	0	0	0	0	2029	515	FmHA
12	0	0	0	0	2028	515	FmHA
2	2	0	1998	0	0		HUD
18	18	0	1998	0	0		HUD
4	4	0	1998	0	0		HUD
90	90	0	2017	1997	2017	236	MHFA
2	2	0	1998	0	0		HUD
6	6	0	1997	0	0		HUD
4	4	0	1998	0	0		HUD
31	31	0	1999	0	0		HUD
4	4	0	1999	0	0		HUD
4	4	0	1998	0	0		HUD
4	4	0	1998	0	0		HUD
4	4	0	1998	0	0		HUD
4	4	0	1998	0	0		HUD
4	4	0	1997	0	0		HUD
8	8	0	1997	0	0		HUD
2	2	0	1997	0	0		HUD
4	4	0	1998	0	0		HUD
25	25	0	1998	0	0		HUD
11	11	0	1996	0	0		HUD
30	30	0	2002	0	2022	202	HUD
172	90	0	1991	1995	2015	236	HUD
2	141	0	1997	0	0		HUD
0	81	0	1989	0	0		HUD
50	50	2001	2011	0	2013		MHFA
24	24	0	2003	0	2023	202	HUD
306	306	1988	2018	0	2020		MHFA
256	222	1989	2019	0	2020		MHFA
77	77	1988	2018	0	2020		MHFA
157	100	1989	1999	0	2017	236	HUD
320	204	0	1991	1989	2009	221BM	HUD
0	32	1992	1997	0	0		HUD
320	177	0	1991	1990	2010	221BM	HUD
0	32	1988	1998	0	0		HUD
66	66	0	2002	2004	2024	221D3	HUD
126	90	0	1991	1995	2015	236	HUD
76	16	1988	2018	0	2020		MHFA
80	80	0	2003	0	2023	202	HUD
19	19	0	2001	0	0		HUD
176	60	0	1991	1993	2013	236	HUD
64	64	0	1997	1991	2011	236	HUD
30	30	2002	2012	0	2013		MHFA
284	326	1988	1993	1994	2014	236	HUD
434	0	0	0	1994	2014	236	HUD
244	0	0	0	1994	2014	236	HUD
117	34	1988	1993	1995	2015	236	HUD

PROJECT NAME	CITY	COUNTY
CHICAGO AVENUE APTS	MINNEAPOLIS	HENNEPIN
CREEK TERRACE	MINNEAPOLIS	HENNEPIN
DEVILS ISLAND	MINNEAPOLIS	HENNEPIN
DOVER HILL	GOLDEN VALLEY	HENNEPIN
EBENEZER PARK APTS	MINNEAPOLIS	HENNEPIN
EDENDALE RETIREMENT RESI	EDEN PRAIRIE	HENNEPIN
EDINA YORKTOWN TOWERS	EDINA	HENNEPIN
EIGHTEENTH AND CLINTON	MINNEAPOLIS	HENNEPIN
ELLIOT PARK APTS	MINNEAPOLIS	HENNEPIN
EMERSON CHALET	BROOKLYN CENTER	HENNEPIN
EWING SQUARE	BROOKLYN CENTER	HENNEPIN
FINDLEY PLACE	MINNEAPOLIS	HENNEPIN
FRANKLIN COMMONS	MINNEAPOLIS	HENNEPIN
GATEWAY APTS	MINNEAPOLIS	HENNEPIN
GIDEON POND RESIDENCE	BLOOMINGTON	HENNEPIN
GLEN LAKE LANDING	MINNETONKA	HENNEPIN
GRAND AVENUE COOP	MINNEAPOLIS	HENNEPIN
HENRY COURTS I AND II	BLOOMINGTON	HENNEPIN
HICKORY RIDGE	MAPLE GROVE	HENNEPIN
HILLCREST APTS	LORETTO	HENNEPIN
HILLSIDE TERRACE (LONG LAKE)	LONG LAKE	HENNEPIN
HOLMES GREENWAY	MINNEAPOLIS	HENNEPIN
HOLMES PARK	MINNEAPOLIS	HENNEPIN
HOPKINS VILLAGE APTS	HOPKINS	HENNEPIN
HUNTER'S RIDGE	MINNETONKA	HENNEPIN
KIMBERLY MEADOWS	PLYMOUTH	HENNEPIN
KNOLLWOOD COMMUNITY HOUSING	ST LOUIS PARK	HENNEPIN
KOSCIOLEK HOUSE	MINNEAPOLIS	HENNEPIN
LABOR RETREAT	MINNEAPOLIS	HENNEPIN
LITTLE EARTH OF UNITED TRIBES	MINNEAPOLIS	HENNEPIN
LORING 100	MINNEAPOLIS	HENNEPIN
LORING TOWERS	MINNEAPOLIS	HENNEPIN
LORING TOWERS	MINNEAPOLIS	HENNEPIN
LOU PARK APTS	ST LOUIS PARK	HENNEPIN
MADISON APTS	MINNEAPOLIS	HENNEPIN
MAPLE TERRACE APTS	MAPLE PLAIN	HENNEPIN
MARYLAND APTS	MINNEAPOLIS	HENNEPIN
MATHEWS PARK	MINNEAPOLIS	HENNEPIN
MEDLEY PARK	GOLDEN VALLEY	HENNEPIN
MENORAH PLAZA APTS	ST LOUIS PARK	HENNEPIN
MILWAUKEE AVENUE TOWNHOUSES	MINNEAPOLIS	HENNEPIN
MISSION OAKS	PLYMOUTH	HENNEPIN
MYRON PETERSON	CRYSTAL	HENNEPIN
NEW BEGINNINGS	MINNEAPOLIS	HENNEPIN
NICOLLET TOWERS	MINNEAPOLIS	HENNEPIN
NOKOMIS SQUARE COOPERATIVE	MINNEAPOLIS	HENNEPIN
NORTH PARK PLAZA	NEW HOPE	HENNEPIN
OAK GLEN	EDINA	HENNEPIN

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
60	60	0	2002	0	0		HUD
82	16	1990	2020	0	2021		MHFA
5	5	0	1996	0	0		HUD
196	142	0	1998	1998	2018	236	MHFA
200	200	0	2001	0	2021	202	HUD
61	61	0	2005	0	2025	202	HUD
264	179	0	1991	1994	2014	236	HUD
8	8	2001	2011	0	2012		MHFA
30	30	2003	2013	0	2014		MHFA
18	18	1988	2018	0	2019		MHFA
23	23	1989	2019	0	2020		MHFA
89	89	1991	2016	0	2018		MHFA
16	16	0	1998	0	0		HUD
269	157	0	1991	1995	2015	236	HUD
45	45	0	2006	0	2026	202	HUD
97	97	1990	2010	0	2011		MHFA
12	12	0	1996	0	0		HUD
20	20	0	2004	0	2024	202	HUD
32	32	2003	2013	0	2015		MHFA
25	0	0	0	2002	2032	515	FmHA
44	44	1990	2010	0	2042		MHFA
50	50	0	2003	2003	2023	221D4	HUD
107	107	1989	2019	0	2021		MHFA
161	64	1992	1997	1993	2013	236	HUD
123	25	1990	2020	0	2021		MHFA
39	39	2001	2011	0	2012		MHFA
45	45	0	2006	0	2026	202	HUD
11	11	0	2001	0	2021	202	HUD
77	77	1992	2017	0	2018		MHFA
212	212	0	1991	1994	2014	236	HUD
107	0	0	0	2002	2022	221D3	HUD
208	82	1988	1998	0	2011	236	HUD
0	105	0	1991	0	0		HUD
107	32	1988	2018	0	2023		MHFA
51	51	2003	2013	0	2014		MHFA
38	38	0	2005	0	2025	202	HUD
79	79	1991	2021	0	2022		MHFA
24	24	1991	2016	0	2018		MHFA
30	30	2002	2012	0	2014		MHFA
151	151	0	2002	0	2022	202	HUD
12	12	0	2018	1998	2018	236	MHFA
26	26	2003	2013	0	2014		MHFA
4	4	0	1996	0	0		HUD
4	4	0	1996	0	0		HUD
306	306	1989	2019	0	2022		MHFA
209	0	0	0	2005	2025	221D3	HUD
105	105	0	2005	0	2025	202	HUD
64	0	0	0	2002	2022	221D3	HUD

PROJECT NAME	CITY	COUNTY
OAK GROVE TOWERS	MINNEAPOLIS	HENNEPIN
OAK GROVE TOWERS	MINNEAPOLIS	HENNEPIN
OAK HAVEN	MINNEAPOLIS	HENNEPIN
OAK PARK VILLAGE	ST LOUIS PARK	HENNEPIN
OAKLAND SQUARE	MINNEAPOLIS	HENNEPIN
OLSON TOWNHOMES	MINNEAPOLIS	HENNEPIN
ONE PLUS ONE COOP	MINNEAPOLIS	HENNEPIN
PASSAGE COMMUNITY	MINNEAPOLIS	HENNEPIN
PHILLIPS TOWERS APTS	MINNEAPOLIS	HENNEPIN
PHILLIPS TOWERS APTS	MINNEAPOLIS	HENNEPIN
PLEASANT PLACE APTS	ROGERS	HENNEPIN
PLYMOUTH AVENUE TOWNHOUSES	MINNEAPOLIS	HENNEPIN
PLYMOUTH AVENUE TOWNHOUSES	MINNEAPOLIS	HENNEPIN
PNHT I	MINNEAPOLIS	HENNEPIN
PNHT II	MINNEAPOLIS	HENNEPIN
POLARIS APTS	MINNEAPOLIS	HENNEPIN
PONDS	BROOKLYN CENTER	HENNEPIN
RED FOX RUN	RICHFIELD	HENNEPIN
RENAISSANCE	HOPKINS	HENNEPIN
RICHFIELD TOWERS	RICHFIELD	HENNEPIN
RIVERBLUFF COOP	MINNEAPOLIS	HENNEPIN
ROBBINS LANDING	ROBBINSDALE	HENNEPIN
SEWARD SQUARE (HC)	MINNEAPOLIS	HENNEPIN
SHINGLE CREEK TOWERS	BROOKLYN CENTER	HENNEPIN
SOUTH HAVEN	EDINA	HENNEPIN
SOUTH SHORE MANOR	EXCELSIOR	HENNEPIN
ST PAULS HOMES	MINNEAPOLIS	HENNEPIN
STEVENS HOUSE COOPERATIVE	MINNEAPOLIS	HENNEPIN
STONE HOUSE SQUARE	MINNEAPOLIS	HENNEPIN
TALMADGE GREEN	MINNEAPOLIS	HENNEPIN
THE CUNNINGHAM	ROBBINSDALE	HENNEPIN
TRINITY APTS	MINNEAPOLIS	HENNEPIN
VICTORIA TOWNHOUSES	BROOKLYN CENTER	HENNEPIN
WEST BANK HOMES	MINNEAPOLIS	HENNEPIN
WEST BANK HOMES III	MINNEAPOLIS	HENNEPIN
WESTONKA ESTATES	MOUND	HENNEPIN
WHITTIER 1ST AVE COOP	MINNEAPOLIS	HENNEPIN
WHITTIER COOP	MINNEAPOLIS	HENNEPIN
WHITTIER TOWNHOUSES	MINNEAPOLIS	HENNEPIN
WILDWOOD APTS	ST BONIFACIUS	HENNEPIN
WILLOW CREEK NORTH	PLYMOUTH	HENNEPIN
WILLOW CREEK SOUTH	PLYMOUTH	HENNEPIN
WILLOW WOOD ESTATES	PLYMOUTH	HENNEPIN
WINDSLOPE	EDEN PRAIRIE	HENNEPIN
WOODHAVEN	EDINA	HENNEPIN
YORKDALE TOWNHOUSES	EDINA	HENNEPIN
COMO FALLS ESTATES	HOKAH	HOUSTON
CRESTVIEW APTS	LACRESENT	HOUSTON

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
228	75	0	1991	1994	2014	236	HUD
0	91	1992	1997	0	0		HUD
10	10	2002	2012	0	2013		MHFA
100	100	1988	2018	0	2020		MHFA
31	31	2004	2014	0	2016		MHFA
92	92	1989	2019	0	2021		MHFA
8	8	0	1997	0	0		HUD
7	7	0	2001	0	0		HUD
107	45	0	1991	1994	2014	236	HUD
0	43	1992	1997	0	0		HUD
24	24	0	2005	0	2025	202	HUD
140	80	0	1991	0	2016	236	HUD
0	56	1989	1999	0	0		HUD
15	15	0	1999	0	0		HUD
36	36	0	1997	0	0		HUD
10	10	0	1999	0	0		HUD
112	112	1989	2019	0	2020		MHFA
5	5	1990	2020	0	2021		MHFA
101	101	1990	2020	0	2022		MHFA
150	150	1992	2017	0	2018		MHFA
30	30	0	2009	0	0		HUD
110	110	1991	2016	0	2017		MHFA
81	81	1990	2020	0	2021		MHFA
122	0	0	0	1994	2014	236	HUD
100	100	0	2003	0	2023	202	HUD
67	67	0	2003	0	2023	202	HUD
53	53	1988	1998	0	2015	221D3	HUD
71	58	0	1995	0	2012	221D4	HUD
71	19	1989	2019	0	2022		MHFA
26	26	2001	2011	0	2012		MHFA
25	25	0	2006	0	2026	202	HUD
120	120	1988	2018	0	2019		MHFA
48	0	0	0	2001	2021	221D3	HUD
65	65	0	2007	0	0		HUD
8	8	0	2005	0	0		MHFA
42	42	0	2004	0	2024	202	HUD
13	13	0	1996	0	0		HUD
45	45	0	2001	0	2021	221D3	HUD
12	12	2002	2012	0	2013		MHFA
18	18	0	2001	2001	2031	515	FmHA
120	24	1989	2019	0	2020		MHFA
120	24	1989	2019	0	2020		MHFA
40	0	0	0	2002	2022	221D3	HUD
168	168	1992	2017	0	2018		MHFA
29	29	0	2006	0	2026	202	HUD
90	90	1989	2019	0	2020		MHFA
12	0	0	0	2001	2031	515	FmHA
34	34	0	2005	0	2025	202	HUD

PROJECT NAME	CITY	COUNTY
GOLDEN AGE ESTATES	CALEDONIA	HOUSTON
LORETTO HERITAGE HAVEN	CALEDONIA	HOUSTON
SPRING GROVE MANOR	SPRING GROVE	HOUSTON
VALLEY VIEW MANOR	HOUSTON	HOUSTON
COURT APTS	PARK RAPIDS	HUBBARD
ITASCA APTS	PARK RAPIDS	HUBBARD
MCCARTHY APTS	PARK RAPIDS	HUBBARD
PARK RAPIDS APTS	PARK RAPIDS	HUBBARD
ASHLAND PLACE/DELWOOD SOUTH	CAMBRIDGE	ISANTI
BRAHAM HTS	BRAHAM	ISANTI
BRAHAM MEADOWS	BRAHAM	ISANTI
CALHOUN TERRACE APTS	CAMBRIDGE	ISANTI
CAMBRIDGE TOWN SQUARE APTS	CAMBRIDGE	ISANTI
ELMHURST APTS	ISANTI	ISANTI
ISANTI COMMUNITY SERVICES	ISANTI	ISANTI
ISANTI COUNTY SERVICES	ISANTI	ISANTI
MEADOWS EDGE APTS	ISANTI	ISANTI
OAKWOOD ESTATES	ISANTI	ISANTI
CONDOR BIGFORK APTS	BIGFORK	ITASCA
CRYSTAL LAKE TOWNHOUSES	GRAND RAPIDS	ITASCA
DEERCREST MANOR	DEER RIVER	ITASCA
DEERING MANOR	NASHWAUK	ITASCA
GRAND MANOR	GRAND RAPIDS	ITASCA
ITASCA COUNTY APTS	DEER RIVER	ITASCA
JAN MAR APTS	COLERAINE	ITASCA
KEEWATIN APTS	KEEWATIN	ITASCA
MARBEL HOUSING	MARBLE	ITASCA
PARKWOOD APTS 018	COLERAINE	ITASCA
PARKWOOD APTS 055	COLERAINE	ITASCA
PINE RIDGE APTS	GRAND RAPIDS	ITASCA
POKEGAMA HOTEL	GRAND RAPIDS	ITASCA
POKEGAMA SQUARE APTS	GRAND RAPIDS	ITASCA
POKEGAMA SQUARE II APTS	GRAND RAPIDS	ITASCA
POKEGAMA SQUARE III APTS	GRAND RAPIDS	ITASCA
RIVER SOUTH APTS	GRAND RAPIDS	ITASCA
ELMWOOD APTS	LAKEFIELD	JACKSON
HERON LAKE APTS	HERON LAKE	JACKSON
PINEWOOD APTS	LAKEFIELD	JACKSON
PRAIRIE VIEW APTS	HERON LAKE	JACKSON
RIVERINE APTS	JACKSON	JACKSON
ROLLING HILLS APTS	JACKSON	JACKSON
SHERWOOD APTS	LAKEFIELD	JACKSON
SUNRISE ESTATES	JACKSON	JACKSON
DALA HOUSE	MORA	KANABEC
GROUNDHOUSE APTS	OGILVIE	KANABEC
MEADOWBROOK APTS OF MORA	MORA	KANABEC
NORTH MORA ESTATES	MORA	KANABEC
OGILVIE SQUARE APTS	OGILVIE	KANABEC

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
37	37	1988	2018	0	2019		MHFA
23	0	0	0	2006	2036	515	FmHA
31	31	1990	2020	0	2021		MHFA
31	31	1990	2000	0	2029	515	FmHA
80	80	1989	2019	0	2020		MHFA
32	0	0	0	1999	2019	221D3	HUD
16	0	0	0	2004	2034	515	FmHA
48	48	1991	1996	1995	2015	221D3	HUD
60	60	2001	2011	0	2013		MHFA
12	0	0	0	0	2019	515	FmHA
42	0	0	0	1998	2018	221D3	HUD
48	0	0	0	0	2026	515	FmHA
36	0	0	0	2005	2035	515	FmHA
20	0	0	0	2006	2036	515	FmHA
28	0	0	0	0	2020	515	FmHA
12	0	0	0	0	2027	515	FmHA
20	0	0	0	2002	2032	515	FmHA
24	0	0	0	0	2029	515	FmHA
23	23	0	1999	0	2029	515	FmHA
48	0	0	0	2000	2020	221D3	HUD
12	0	0	0	2002	2032	515	FmHA
41	41	1989	2019	0	2010		MHFA
40	0	0	0	2007	2037	515	FmHA
32	0	0	0	0	2026	515	FmHA
16	0	0	0	0	2027	515	FmHA
35	35	0	2000	0	2029	515	FmHA
23	23	0	2002	2001	2031	515	FmHA
12	0	0	0	0	2022	515	FmHA
4	0	0	0	2001	2031	515	FmHA
100	60	1988	2018	0	2018		MHFA
14	14	1989	2019	0	2020		MHFA
24	0	0	0	2002	2032	515	FmHA
16	0	0	0	2004	2034	515	FmHA
20	0	0	0	2007	2037	515	FmHA
54	10	1992	1997	1992	2012	236	HUD
8	0	0	0	0	2027	515	FmHA
8	0	0	0	0	2025	515	FmHA
8	8	0	2002	2002	2032	515	FmHA
20	20	0	2000	2000	2030	515	FmHA
16	0	0	0	0	2025	515	FmHA
48	0	0	0	0	2028	515	FmHA
8	0	0	0	2006	2036	515	FmHA
40	40	1990	2010	0	0		MHFA
24	0	0	0	2006	2036	515	FmHA
8	0	0	0	0	2022	515	FmHA
16	0	0	0	0	2024	515	FmHA
35	35	1989	2019	0	2021		MHFA
15	0	0	0	2002	2032	515	FmHA

PROJECT NAME	CITY	COUNTY
WOODCREST MANOR	MORA	KANABEC
CARDINAL RENTALS I	WILLMAR	KANDIYOHI
CARDINAL RENTALS II	WILLMAR	KANDIYOHI
CARDINAL RENTALS III	WILLMAR	KANDIYOHI
CARDINAL RENTALS IV	WILLMAR	KANDIYOHI
CARDINAL RENTALS V	WILLMAR	KANDIYOHI
DANA HTS APTS	WILLMAR	KANDIYOHI
DOWNTOWNER APTS	RAYMOND	KANDIYOHI
ELCABA APTS	RAYMOND	KANDIYOHI
GREEN LAKE LIVING CENTER	SPICER	KANDIYOHI
HIGHLAND APTS	WILMAR	KANDIYOHI
J L APTS	LAKE LILLIAN	KANDIYOHI
KANDI A APTS	KANDIYOHI	KANDIYOHI
KANDI B APTS	KANDIYOHI	KANDIYOHI
KANDI WEST APTS	KANDIYOHI	KANDIYOHI
LAKE PLACE I APTS	WILLMAR	KANDIYOHI
LAKE PLACE II APTS	WILLMAR	KANDIYOHI
LAKEVIEW APTS	ATWATER	KANDIYOHI
LONDONERRY APTS I	NEW LONDON	KANDIYOHI
NEW LONDON HSG	NEW LONDON	KANDIYOHI
PARKVIEW CENTER	ATWATER	KANDIYOHI
PENNOCK ESTATES	PENNOCK	KANDIYOHI
SPICER A	SPICER	KANDIYOHI
SPICER B APTS	SPICER	KANDIYOHI
SPICER LIVING CENTER	SPICER	KANDIYOHI
SUNRISE APTS	ATWATER	KANDIYOHI
SUNSET APTS	KANDIYOHI	KANDIYOHI
WILLOW RUN	WILLMAR	KANDIYOHI
WILLOW RUN APTS II	WILLMAR	KANDIYOHI
HALLOCK HOMES	HALLOCK	KITTSON
HERITAGE RESIDENCE	HALLOCK	KITTSON
KENNEDY HSG COMMISSION	KENNEDY	KITTSON
LAKE BRONSON HOMES	LAKE BRONSON	KITTSON
LANCASTER HOMES	LANCASTER	KITTSON
LARSON, ARDELL	KARLSTAD	KITTSON
OAKWOOD HOMES	KARLSTAD	KITTSON
SWENSON, LEROY	KENNEDY	KITTSON
BIG FALLS APTS	BIG FALLS	KOOCHICHING
BIG FALLS HSG & DEV CORP	BIG FALLS	KOOCHICHING
ENZMANN APTS	INTERNATIONAL FALLS	KOOCHICHING
HAMPTON COURT APTS	INTERNATIONAL FALLS	KOOCHICHING
KOOCHICHING COUNTY DEV	LITTLEFORK	KOOCHICHING
SOUTH FALLS ADDITION	INTERNATIONAL FALL	KOOCHICHING
SOUTH FALLS APTS	INTERNATIONAL FALLS	KOOCHICHING
WEST FALLS ESTATES	INTERNATIONAL FALLS	KOOCHICHING
BELLINGHAM HSG	BELLINGHAM	LAC QUI PARLE
DAWSON HOUSING	DAWSON	LAC QUI PARLE
HILLTOP RESIDENCE	MADISON	LAC QUI PARLE

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
42	42	1990	2020	0	2021		MHFA
56	0	0	0	2006	2036	515	FmHA
35	0	0	0	0	2029	515	FmHA
24	0	0	0	2002	2032	515	FmHA
24	0	0	0	2002	2032	515	FmHA
24	0	0	0	2004	2034	515	FmHA
24	0	0	0	2005	2035	515	FmHA
8	0	0	0	0	2024	515	FmHA
24	24	1988	1998	0	2027	515	FmHA
18	0	0	0	2005	2035	515	FmHA
79	79	1989	2019	0	2020		MHFA
8	0	0	0	0	2029	515	FmHA
8	0	0	0	0	2023	515	FmHA
8	0	0	0	0	2024	515	FmHA
16	0	0	0	2003	2033	515	FmHA
24	0	0	0	2005	2035	515	FmHA
24	0	0	0	2006	2036	515	FmHA
8	0	0	0	0	2027	515	FmHA
32	0	0	0	2002	2032	515	FmHA
24	0	0	0	0	2021	515	FmHA
12	0	0	0	2002	2032	515	FmHA
8	0	0	0	0	2020	515	FmHA
8	0	0	0	0	2023	515	FmHA
8	0	0	0	0	2024	515	FmHA
25	0	0	0	2002	2032	515	FmHA
8	0	0	0	0	2023	515	FmHA
8	0	0	0	0	2025	515	FmHA
78	0	0	0	1995	2015	236	HUD
84	0	0	0	1997	2017	221D3	HUD
20	0	0	0	0	2028	515	FmHA
16	0	0	0	2003	2033	515	FmHA
8	0	0	0	0	2028	515	FmHA
8	0	0	0	0	2029	515	FmHA
20	20	1988	1998	0	2028	515	FmHA
1	1	0	1999	0	0		HUD
45	45	1990	2020	0	2022		MHFA
1	1	0	1999	0	0		HUD
20	0	0	0	2000	2030	515	FmHA
12	0	0	0	0	2021	515	FmHA
8	0	0	0	0	2024	515	FmHA
28	0	0	0	2003	2033	515	FmHA
36	0	0	0	0	2026	515	FmHA
36	0	0	0	2000	2020	221D3	HUD
60	12	0	1990	1994	2014	236	HUD
80	80	1991	2011	0	2012		MHFA
8	0	0	0	2000	2030	515	FmHA
36	0	0	0	0	2013	221D3	HUD
36	36	0	2003	0	2023	202	HUD

PROJECT NAME	CITY	COUNTY
PINEWOOD APTS	MADISON	LAC QUI PARLE
PLEASANT VIEW APTS	DAWSON	LAC QUI PARLE
RIVERSIDE MANOR	DAWSON	LAC QUI PARLE
HARBOR POINT	TWO HARBORS	LAKE
RUSTIC CREEK TOWNHOMES	TWO HARBORS	LAKE
NORTHWOOD COMMONS	BAUDETTE	LAKE OF THE WOODS
CENTENNIAL PLAZA	LECENTER	LESUEUR
ELYSIAN MANOR	ELYSIAN	LESUEUR
KINGSWAY ESTATES	LESUEUR	LESUEUR
LESUEUR APTS	LESUEUR	LESUEUR
MEADOW RIDGE APTS	MONTGOMERY	LESUEUR
NORTHVIEW APTS	LECENTER	LESUEUR
PARKSIDE APTS	WATERVILLE	LESUEUR
PARKSIDE NORTH APTS	WATERVILLE	LESUEUR
SUNRISE PLAZA	LESUEUR	LESUEUR
VALLEY VIEW APTS	KASOTA	LESUEUR
WALNUT COVE APTS	CLEVELAND	LESUEUR
WEST COURT APTS	WATERVILLE	LESUEUR
HILLCREST APTS	LAKE BENTON	LINCOLN
HOLE IN THE MOUNTAIN APTS	LAKE BENTON	LINCOLN
MORNING SUN APTS	TYLER	LINCOLN
NEW VISTAS	TYLER	LINCOLN
OLSEN APTS I	HENDRICKS	LINCOLN
OLSEN APTS II	HENDRICKS	LINCOLN
PRAIRIEVIEW APTS	IVANHOE	LINCOLN
STORYBOOK MANOR	IVANHOE	LINCOLN
WESTVIEW APTS	HENDRICKS	LINCOLN
CIRCLE PINES APTS	BALATON	LYON
FOUR SEASONS APTS	MARSHALL	LYON
GHENT HSG	GHENT	LYON
HALTER VILLA	MARSHALL	LYON
HALTER VILLA II	MARSHALL	LYON
J & J APTS	MARSHALL	LYON
J & J APTS	MARSHALL	LYON
LAKEVIEW APTS	COTTONWOOD	LYON
LYON COUNTY RETIREMENT HOME	MARSHALL	LYON
MARSHALL SQUARE	MARSHALL	LYON
R C SQUARE	MARSHALL	LYON
RUSSELL HSG	RUSSELL	LYON
SUNVIEW APTS	COTTONWOOD	LYON
TRACY AREA HSG	TRACY	LYON
TRI-MINN APTS	MINNEOTA	LYON
WESTMAR APTS	MARSHALL	LYON
WESTVIEW APTS	MINNEOTA	LYON
WINDSONG APTS	MARSHALL	LYON
BEJOU SENIOR CITIZENS HOUSING	BEJOU	MAHNOMEN
EVERGREEN VILLAGE	WAUBUN	MAHNOMEN
VALLEYVIEW COMMONS	MAHNOMEN	MAHNOMEN

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
16	0	0	0	0	2025	515	FmHA
16	0	0	0	0	2026	515	FmHA
24	24	1989	2019	0	2020		MHFA
41	41	1988	2018	0	2019		MHFA
40	40	2001	2011	0	2013		MHFA
32	32	1988	2018	0	2019		MHFA
40	40	1992	2017	0	2017		MHFA
8	0	0	0	0	2028	515	FmHA
24	24	2002	2012	0	2013		MHFA
40	8	1992	1997	1995	2015	236	HUD
24	0	0	0	2001	2031	515	FmHA
24	0	0	0	0	2028	515	FmHA
25	0	0	0	2001	2031	515	FmHA
7	0	0	0	2003	2033	515	FmHA
37	37	0	2005	0	2025	202	HUD
24	24	0	1999	0	2029	515	FmHA
8	0	0	0	0	2028	515	FmHA
16	16	0	2000	2006	2036	515	FmHA
8	0	0	0	0	2024	515	FmHA
16	0	0	0	0	2027	515	FmHA
16	16	1988	1998	0	2027	515	FmHA
16	0	0	0	0	2024	515	FmHA
8	0	0	0	0	2029	515	FmHA
8	0	0	0	2006	2036	515	FmHA
30	30	1988	2018	0	2019		MHFA
12	0	0	0	0	2025	515	FmHA
12	0	0	0	0	2025	515	FmHA
20	0	0	0	0	2025	515	FmHA
24	0	0	0	2005	2035	515	FmHA
12	0	0	0	0	2026	515	FmHA
30	0	0	0	2004	2034	515	FmHA
24	0	0	0	2007	2037	515	FmHA
24	0	0	0	2002	2032	515	FmHA
24	0	0	0	1999	2029	515	FmHA
8	0	0	0	0	2028	515	FmHA
44	11	1988	1998	0	2018	202	HUD
90	0	0	0	2000	2020	221D3	HUD
66	43	1993	1998	1996	2016	236	HUD
8	0	0	0	0	2025	515	FmHA
8	0	0	0	0	2021	515	FmHA
24	0	0	0	0	2027	515	FmHA
24	0	0	0	0	2024	515	FmHA
24	24	1989	1999	2007	2037	515	FmHA
16	0	0	0	0	2029	515	FmHA
39	0	0	0	2005	2035	515	FmHA
6	0	0	0	0	2017	515	FmHA
16	0	0	0	2000	2030	515	FmHA
32	32	1988	2018	0	2019		MHFA

PROJECT NAME	CITY	COUNTY
ARGYLE HOMES	ARGYLE	MARSHALL
BACH, JENS & ALFREDA	NEWFOLDEN	MARSHALL
ERLANDSON PROPERTY	WARREN	MARSHALL
MAR-BEL HOMES 01	GRYGLA	MARSHALL
MAR-BEL HOMES 02	GRYGLA	MARSHALL
MAR-BEL HOMES 03	GRYGLA	MARSHALL
MAR-BEL HOMES 04	GRYGLA	MARSHALL
MIDWEST MANAGEMENT	ALVARADO	MARSHALL
NEWFOLDEN COMMUNITY HOMES '68	NEWFOLDEN	MARSHALL
NEWFOLDEN COMMUNITY HOMES '80	NEWFOLDEN	MARSHALL
OSLO RURAL HOUSING	OSLO	MARSHALL
P & P PROPERTIES	WARREN	MARSHALL
PIONEER #1 & #2	ALVARADO	MARSHALL
PIONEER #3	ALVARADO	MARSHALL
STEPHEN APTS	STEPHEN	MARSHALL
STEPHEN HOUSING	STEPHEN	MARSHALL
BIRCH STREET APTS	TRIMONT	MARTIN
CAMPBELL ST APTS	WELCOME	MARTIN
CANTERBURY SQUARE	FAIRMONT	MARTIN
COUNTRYSIDE TOWNHOUSES	FAIRMONT	MARTIN
FAIRMONT SQUARE	FAIRMONT	MARTIN
HALTER SQUARE	TRIMONT	MARTIN
HERITAGE ESTATES	FAIRMONT	MARTIN
LAKEVIEW APTS	SHERBURNE	MARTIN
NORTHROP APTS	NORTHROP	MARTIN
PHEASANT RUN APTS	FAIRMONT	MARTIN
SOUTHVIEW APTS I	FAIRMONT	MARTIN
SOUTHVIEW II	FAIRMONT	MARTIN
SOUTHWEST APTS	AMBOY	MARTIN
TRUMAN ELDERLY	TRUMAN	MARTIN
TRUMAN MANOR	TRUMAN	MARTIN
VILLAGE APTS	SHIRBURN	MARTIN
WELL VILLA APTS	WELCOME	MARTIN
BEIHOFFER LAKE APTS	GLENCOE	MCLEOD
BROWNTON HSG JULY 82	BROWNTON	MCLEOD
BROWNTON HSG NOV 75	BROWNTON	MCLEOD
CLINTON HOUSE	HUTCHINSON	MCLEOD
EVERGREEN APTS (HUTCHINS)	HUTCHINSON	MCLEOD
GLENHURST APTS	GLENCOE	MCLEOD
LAKEVIEW #1	EAGLE LAKE	MCLEOD
LEONA APTS	HUTCHINSON	MCLEOD
MEADOW LANE APTS	LESTER PRAIRIE	MCLEOD
MILLIE BENEKE MANOR	GLENCOE	MCLEOD
NEFF APTS	WINSTED	MCLEOD
NORTH PLACE APTS	HUTCHINSON	MCLEOD
NORTHWOOD APTS	GLENCOE	MCLEOD
PARK PLACE APTS	GLENCOE	MCLEOD
PLAZA I	HUTCHINSON	MCLEOD

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
14	0	0	0	0	2019	515	FmHA
1	1	0	1998	0	0		HUD
10	10	0	1996	0	0		HUD
4	0	0	0	0	2018	515	FmHA
8	0	0	0	0	2026	515	FmHA
8	8	0	2002	2001	2031	515	FmHA
8	0	0	0	2005	2035	515	FmHA
4	4	0	1999	0	0		HUD
6	0	0	0	0	2018	515	FmHA
12	0	0	0	2000	2030	515	FmHA
6	0	0	0	0	2018	515	FmHA
24	24	0	2000	0	2029	515	FmHA
16	16	0	2001	0	2027	515	FmHA
8	8	0	2002	2003	2033	515	FmHA
8	0	0	0	2003	2033	515	FmHA
10	0	0	0	0	2027	515	FmHA
12	0	0	0	0	2027	515	FmHA
12	0	0	0	0	2028	515	FmHA
12	0	0	0	1997	2017	221D3	HUD
71	71	1988	2018	0	2020		MHFA
64	0	0	0	1993	2013	236	HUD
16	0	0	0	2002	2032	515	FmHA
24	0	0	0	0	2028	515	FmHA
16	0	0	0	0	2025	515	FmHA
8	0	0	0	2000	2030	515	FmHA
24	0	0	0	2005	2035	515	FmHA
24	0	0	0	2002	2032	515	FmHA
24	0	0	0	2003	2033	515	FmHA
16	0	0	0	0	2029	515	FmHA
31	31	0	2004	0	2024	202	HUD
8	0	0	0	0	2024	515	FmHA
16	0	0	0	0	2026	515	FmHA
8	0	0	0	2005	2035	515	FmHA
8	0	0	0	0	2028	515	FmHA
16	0	0	0	2001	2031	515	FmHA
12	0	0	0	0	2025	515	FmHA
52	52	0	1997	0	0		MHFA
62	62	2001	2011	0	2013		MHFA
12	0	0	0	2005	2035	515	FmHA
8	0	0	0	2004	2034	515	FmHA
15	0	0	0	2001	2031	515	FmHA
16	0	0	0	2006	2036	515	FmHA
41	41	1988	2018	0	2019		MHFA
8	0	0	0	2001	2031	515	FmHA
24	0	0	0	2007	2037	515	FmHA
31	25	0	2017	1997	2017	236	MHFA
16	0	0	0	2003	2033	515	FmHA
12	0	0	0	0	2027	515	FmHA

PROJECT NAME	CITY	COUNTY
PLAZA II	HUTCHINSON	MCLEOD
PLAZA III	HUTCHINSON	MCLEOD
PRAIRIE MEADOWS	LESTER PRAIRIE	MCLEOD
SOUTH PLACE APTS	HUTCHINSON	MCLEOD
ST MARYS RESIDENCE	WINSTED	MCLEOD
STEWART APTS	STEWART	MCLEOD
UPTOWN APTS	SILVER LAKE	MCLEOD
VALLEY VIEW APTS	HUTCHINSON	MCLEOD
WINSTED PARK APTS	WINSTED	MCLEOD
AUGUSTANA LUTHERAN HOME	LITCHFIELD	MEEKER
CHERRYWOOD APTS	COSMOS	MEEKER
COSMOS APTS	COSMOS	MEEKER
CREAMERY CORNER APTS	DASSEL	MEEKER
EDENBROOK APTS	EDEN VALLEY	MEEKER
GROVE CITY HOMES	GROVE CITY	MEEKER
GROVELAND ESTATES	LITCHFIELD	MEEKER
HALTER MEADOWS	DASSEL	MEEKER
MEADOWOOD APTS	DARWIN	MEEKER
PARK VILLAGE APTS	LITCHFIELD	MEEKER
SOUTHSIDE APTS	GROVE CITY	MEEKER
SUNRISE 16-UNIT	LITCHFIELD	MEEKER
SUNRISE 8-UNIT	LITCHFIELD	MEEKER
WATKINS AREA HOMES	WATKINS	MEEKER
WATKINS AREA HOMES II	WATKINS	MEEKER
D & G APTS I	PRINCETON	MILLE LACS
D & G APTS II	PRINCETON	MILLE LACS
ISLE VIEW APTS	ISLE	MILLE LACS
KEY ROW COMMUNITY	MILACA	MILLE LACS
MILACA PARK APTS	MILACA	MILLE LACS
MILLE LACS MANOR	ISLE	MILLE LACS
OAKWOOD APTS	ONAMIA	MILLE LACS
ONAMIA SHORES	ONAMIA	MILLE LACS
PINE GROVE ESTATES	PRINCETON	MILLE LACS
PRINCETON APTS	PRINCETON	MILLE LACS
RIVERSIDE APTS	PRINCETON	MILLE LACS
RIVERVIEW PLACE APTS	PRINCETON	MILLE LACS
ALVERNA APTS	LITTLE FALLS	MORRISON
FALLS MEADOWRIDGE TH	LITTLE FALLS	MORRISON
KAMNICK LANE	PIERZ	MORRISON
KEN-MAR APTS I	LITTLE FALLS	MORRISON
KEN-MAR APTS II	LITTLE FALLS	MORRISON
KEY ROW COMMUNITY	LITTLE FALLS	MORRISON
MARANATHA INN	ROYALTON	MORRISON
RANDALL APTS	RANDALL	MORRISON
SWANVILLE APTS	SWANVILLE	MORRISON
VALLEY VIEW APTS	UPSALA	MORRISON
WILLOW APTS #1	LITTLE FALLS	MORRISON
WILLOW APTS #2	LITTLE FALLS	MORRISON

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
12	0	0	0	2002	2032	515	FmHA
12	0	0	0	2003	2033	515	FmHA
12	0	0	0	2005	2035	515	FmHA
24	0	0	0	2005	2035	515	FmHA
40	40	0	2003	0	2023	202	HUD
8	0	0	0	0	2027	515	FmHA
12	0	0	0	0	2029	515	FmHA
60	24	0	1990	1991	2011	236	HUD
24	0	0	0	2004	2034	515	FmHA
85	6	0	1989	0	2009	202	HUD
12	12	0	2002	2001	2031	515	FmHA
8	0	0	0	0	2025	515	FmHA
12	0	0	0	0	2027	515	FmHA
8	8	0	2002	2001	2031	515	FmHA
25	0	0	0	0	2014	515	FmHA
30	30	1988	2018	0	2019		MHFA
8	0	0	0	2004	2034	515	FmHA
8	0	0	0	2003	2033	515	FmHA
16	0	0	0	2002	2032	515	FmHA
8	0	0	0	2002	2032	515	FmHA
16	0	0	0	0	2029	515	FmHA
8	0	0	0	0	2027	515	FmHA
12	0	0	0	0	2024	515	FmHA
36	36	0	2004	0	2024	202	HUD
8	0	0	0	0	2024	515	FmHA
8	0	0	0	0	2029	515	FmHA
41	41	1989	1999	0	2029	515	FmHA
68	68	1988	1998	0	2011	221D3	HUD
71	71	1990	2020	0	2022		MHFA
4	0	0	0	0	2018	515	FmHA
33	33	1988	2018	0	0		MHFA
12	0	0	0	2006	2036	515	FmHA
20	0	0	0	2005	2035	515	FmHA
48	48	1989	2019	0	2020		MHFA
25	0	0	0	2002	2032	515	FmHA
24	0	0	0	2007	2037	515	FmHA
60	60	0	2002	0	2022	202	HUD
48	0	0	0	1999	2019	221D3	HUD
30	30	1988	2018	0	0		MHFA
16	0	0	0	0	2026	515	FmHA
16	0	0	0	0	2027	515	FmHA
124	124	1988	1998	0	2011	221D3	HUD
25	0	0	0	0	2028	515	FmHA
12	0	0	0	0	2029	515	FmHA
16	2	0	2002	2002	2032	515	FmHA
16	0	0	0	0	2027	515	FmHA
8	0	0	0	0	2022	515	FmHA
20	0	0	0	0	2024	515	FmHA

PROJECT NAME	CITY	COUNTY
BREMERTON	AUSTIN	MOWER
COLONIAL MANOR	LYLE	MOWER
GRAND MEADOWS	GRAND MEADOW	MOWER
LEROY MANOR	LEROY	MOWER
LYLE BROWNSDALE	LYLE	MOWER
MAUS RENTAL PROPERTIES	GRAND MEADOW	MOWER
MILL STREET APTS	BROWNSDALE	MOWER
MOWER COUNTY HOUSING	LEROY	MOWER
ST MARKS LUTHERAN HOME	AUSTIN	MOWER
WESTERN MANOR APTS	AUSTIN	MOWER
BASSWOOD APTS	SLAYTON	MURRAY
CENTENNIAL APTS	FULDA	MURRAY
CURRIE APTS	CURRIE	MURRAY
HALTER PLACE	SLAYTON	MURRAY
HERITAGE APTS	FULDA	MURRAY
SOUTHGATE APTS	SLAYTON	MURRAY
SOUTHGATE APTS	SLAYTON	MURRAY
THOMAS APTS 055	CHANDLER	MURRAY
WESTSIDE APTS	SLAYTON	MURRAY
CHRISTIAN CONCERN INC	NORTH MANKATO	NICOLLET
COLONY APTS	NORTH MANKATO	NICOLLET
FAIRVIEW APTS	ST PETER	NICOLLET
LAFAYETTE MANOR	LAFAYETTE	NICOLLET
MAPLEWOOD APTS	ST PETER	NICOLLET
PIONEER PROPERTIES	ST PETER	NICOLLET
ST PETER APTS	ST PETER	NICOLLET
SUNNYVALE COURT APTS	ST PETER	NICOLLET
SUNRISE MEADOW	ST PETER	NICOLLET
THOMAS APTS-NICOLLET	NICOLLET	NICOLLET
ZINS APTS	NICOLLET	NICOLLET
BRITTANY APTS	WORTHINGTON	NOBLES
HALTER MANOR II	ROUND LAKE	NOBLES
HALTER MANOR-ROUND LAKE	ROUND LAKE	NOBLES
LENORE MANOR	WORTHINGTON	NOBLES
NOBLES SQUARE APTS I	WORTHINGTON	NOBLES
NOBLES SQUARE APTS II	WORTHINGTON	NOBLES
OAKWOOD APTS	ELLSWORTH	NOBLES
OKABENA TOWER	WORTHINGTON	NOBLES
RIDGEWOOD	WORTHINGTON	NOBLES
STATELY MANOR APTS	WORTHINGTON	NOBLES
SUNRISE HEIGHTS APTS	BREWSTER	NOBLES
THOMAS APTS	RUSHMORE	NOBLES
TOWER RIDGE APTS	ADRIAN	NOBLES
WALGRAVE ENTERPRISES	ADRIAN	NOBLES
WHISPERING PINES APTS	WILMONT	NOBLES
WINDSOR APTS	WORTHINGTON	NOBLES
ANDERSON APTS	ADA	NORMAN
BERGEE, LYNDON APTS	HALSTAD	NORMAN

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
60	60	1990	2010	0	2011		MHFA
8	0	0	0	0	2024	515	FmHA
8	0	0	0	2000	2030	515	FmHA
8	0	0	0	0	2024	515	FmHA
38	38	1988	1998	0	2027	515	FmHA
4	0	0	0	0	2018	515	FmHA
11	0	0	0	2002	2032	515	FmHA
30	30	1989	2019	0	2020		MHFA
65	26	1988	1998	0	2014	236	HUD
72	14	1992	1997	1992	2012	236	HUD
8	0	0	0	0	2026	515	FmHA
16	16	0	2002	2001	2031	515	FmHA
8	0	0	0	2000	2030	515	FmHA
12	0	0	0	2004	2034	515	FmHA
8	0	0	0	2007	2037	515	FmHA
36	36	1988	1998	0	2024	221D3	HUD
32	0	0	0	2000	2020	221D3	HUD
8	0	0	0	0	2029	515	FmHA
24	24	1989	1999	0	2029	515	FmHA
16	16	0	2004	0	2024	202	HUD
120	0	0	0	0	2012	236	HUD
48	0	0	0	1994	2014	236	HUD
16	0	0	0	0	2028	515	FmHA
30	0	0	0	2005	2035	515	FmHA
32	0	0	0	2003	2033	515	FmHA
16	0	0	0	2002	2032	515	FmHA
24	0	0	0	0	2028	515	FmHA
63	63	1988	2018	0	2019		MHFA
8	0	0	0	0	2027	515	FmHA
12	0	0	0	2004	2034	515	FmHA
24	0	0	0	2004	2034	515	FmHA
6	0	0	0	2004	2034	515	FmHA
16	16	0	2001	2000	2030	515	FmHA
12	0	0	0	0	2029	515	FmHA
24	0	0	0	2000	2030	515	FmHA
24	0	0	0	2002	2032	515	FmHA
12	12	0	2002	2001	2031	515	FmHA
60	60	1988	2018	0	2019		MHFA
16	16	0	2000	0	2020	202	HUD
24	0	0	0	2007	2037	515	FmHA
12	0	0	0	0	2028	515	FmHA
8	0	0	0	2000	2030	515	FmHA
14	0	0	0	2000	2030	515	FmHA
8	0	0	0	0	2023	515	FmHA
8	0	0	0	2000	2030	515	FmHA
16	16	0	2003	0	2023	202	HUD
8	0	0	0	0	2024	515	FmHA
8	0	0	0	0	2025	515	FmHA

PROJECT NAME	CITY	COUNTY
BRADLEY, STEVE	ADA	NORMAN
GUNDERSON, ARNOLD	SHELLY	NORMAN
GUNDERSON, ARNOLD	ADA	NORMAN
GUNDERSON, ARNOLD I	ADA	NORMAN
HALSTAD COMMUNITY HOMES	HALSTAD	NORMAN
JOHNSON BROTHERS	TWIN VALLEY	NORMAN
SUNRISE APTS	HALSTAD	NORMAN
THOMPSON APTS	ADA	NORMAN
VALLEY PINES	TWIN VALLEY	NORMAN
VALLEY VIEW MANOR	ADA	NORMAN
CENTRAL TOWERS	ROCHESTER	OLMSTED
CHATFIELD	CHATFIELD	OLMSTED
CHELSEA CIRCLE	BYRON	OLMSTED
EASTRIDGE ESTATES	ROCHESTER	OLMSTED
EASTSIDE VILLAGE APTS	STEWARTVILLE	OLMSTED
EYOTA MANOR APTS	EYOTA	OLMSTED
EYOTA PROJECT	EYOTA	OLMSTED
FONTAINE TOWERS	ROCHESTER	OLMSTED
HYLANDS	ROCHESTER	OLMSTED
INNSBRUCK	ROCHESTER	OLMSTED
NEWBRIDGE	ROCHESTER	OLMSTED
NORTHGATE PLAZA	ROCHESTER	OLMSTED
PARK HEIGHTS TOWERS	ROCHESTER	OLMSTED
PARK PLACE	ROCHESTER	OLMSTED
ROCHESTER SQUARE	ROCHESTER	OLMSTED
ROLLING HEIGHTS VILLAGE	BYRON	OLMSTED
STEWARTVILLA SENIOR HOUSING	STEWARTVILLE	OLMSTED
STEWARTVILLE PROJECT	STEWARTVILLE	OLMSTED
STEWARTVILLE PROPERTIES	STEWARTVILLE	OLMSTED
SUMMIT SQUARE MANOR	ROCHESTER	OLMSTED
VILLA GRANDE	BYRON	OLMSTED
ASPEN GREENS I	FERGUS FALLS	OTTER TAIL
ASPEN GREENS II	FERGUS FALLS	OTTER TAIL
AUGUSTANA APTS	FERGUS FALLS	OTTER TAIL
CARDINAL HOMES	FERGUS FALLS	OTTER TAIL
CASCADE APTS	FERGUS FALLS	OTTER TAIL
COLLEGE PARK APTS	FERGUS FALLS	OTTER TAIL
DEER CREEK MANOR I	DEER CREEK	OTTER TAIL
DEER CREEK MANOR II	DEER CREEK	OTTER TAIL
HENNING HOMES I	HENNING	OTTER TAIL
HENNING HOMES II	HENNING	OTTER TAIL
KALEVA APTS	NEW YORK MILLS	OTTER TAIL
MILL POND VIEW	PELICAN RAPIDS	OTTER TAIL
NORDIC VILLAGE APTS	PELICAN RAPIDS	OTTER TAIL
PAGE HOUSE	FERGUS FALLS	OTTER TAIL
PARKVIEW APTS	DALTON	OTTER TAIL
PRAIRIE VILLAGE I	PARKERS PRAIRIE	OTTER TAIL
PRAIRIE VILLAGE II	PARKERS PRAIRIE	OTTER TAIL

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
3	3	0	1998	0	0		HUD
4	0	0	0	0	2027	515	FmHA
2	2	0	2000	0	0		HUD
1	1	0	2000	0	0		HUD
12	0	0	0	0	2017	515	FmHA
8	8	1989	1999	0	2029	515	FmHA
20	20	0	2005	0	2025	202	HUD
8	0	0	0	0	2026	515	FmHA
20	20	0	2002	0	2022	202	HUD
40	40	1988	2018	0	2019		MHFA
105	105	1991	2011	0	2012		MHFA
4	0	0	0	0	2019	515	FmHA
24	0	0	0	2004	2034	515	FmHA
126	50	1989	1999	1995	2015	236	HUD
30	30	1988	1998	0	2027	515	FmHA
24	0	0	0	2006	2036	515	FmHA
8	0	0	0	0	2025	515	FmHA
151	151	2003	2013	0	2016		MHFA
100	100	1990	2020	0	2021		MHFA
40	40	2002	2002	0	2013		MHFA
41	41	0	2005	0	2025	202	HUD
151	151	1989	2019	0	2019		MHFA
180	129	0	1991	1994	2014	236	HUD
72	0	0	0	1999	2019	221D3	HUD
104	41	1992	1997	1992	2012	236	HUD
16	0	0	0	0	2029	515	FmHA
32	32	0	2001	0	2021	202	HUD
8	0	0	0	0	2026	515	FmHA
25	0	0	0	2002	2032	515	FmHA
150	0	0	0	1999	2019	221D3	HUD
24	0	0	0	2002	2032	515	FmHA
16	0	0	0	2002	2032	515	FmHA
18	0	0	0	2005	2035	515	FmHA
46	18	1992	1997	0	2012	236	HUD
61	61	1992	1997	0	2013	221D3	HUD
36	36	1988	2018	0	2019		MHFA
32	0	0	0	0	2029	515	FmHA
12	12	1988	1998	0	2027	515	FmHA
8	8	0	2002	2001	2031	515	FmHA
8	0	0	0	0	2019	515	FmHA
8	0	0	0	0	2027	515	FmHA
30	30	1989	2009	0	2010		MHFA
66	66	1989	2019	0	2020		MHFA
12	0	0	0	0	2025	515	FmHA
31	0	0	0	2003	2033	515	FmHA
8	0	0	0	0	2026	515	FmHA
8	0	0	0	0	2026	515	FmHA
10	0	0	0	2001	2031	515	FmHA

PROJECT NAME	CITY	COUNTY
RIVER BEND APTS	FERGUS FALLS	OTTER TAIL
SCANDIA VILLAGE I	NEW YORK MILLS	OTTER TAIL
SILVERLEAF APTS	FERGUS FALLS	OTTER TAIL
ST JAMES MANOR	PERHAM	OTTER TAIL
SUMMIT VILLAGE	BATTLE LAKE	OTTER TAIL
TAMARAC MANOR	UNDERWOOD	OTTER TAIL
WILLOW SQUARE	PARKERS PRAIRIE	OTTER TAIL
BERNER, CARL	THIEF RIVER FALLS	PENNINGTON
BOTNER, ORVILLE	THIEF RIVER FALLS	PENNINGTON
COUNTRY ACRES APTS	THIEF RIVER FALLS	PENNINGTON
DOBSON, GARY	THIEF RIVER FALLS	PENNINGTON
DOBSON, GARY II	THIEF RIVER FALLS	PENNINGTON
DOBSON, GARY III	THIEF RIVER FALLS	PENNINGTON
DOBSON, GARY V	THIEF RIVER FALLS	PENNINGTON
DOBSON, GARY VII	THIEF RIVER FALLS	PENNINGTON
DOBSON, GARY, IV	THIEF RIVER FALLS	PENNINGTON
DOBSON, GARY. VI	THIEF RIVER FALLS	PENNINGTON
GIBSON, STAN	THIEF RIVER FALLS	PENNINGTON
GOODRIDGE RETIREMENT HOMES	GOODRIDGE	PENNINGTON
GUNDERSON COURT	THEIF RIVER FALLS	PENNINGTON
HAGEMAN JR., FLOYD	THIEF RIVER FALLS	PENNINGTON
HUOT APTS OF ST HILAIRE #1	ST HILAIRE	PENNINGTON
HUOT APTS OF ST HILAIRE #2	ST HILAIRE	PENNINGTON
KREPP, JUHO & DIANE	THIEF RIVER FALLS	PENNINGTON
KREPP, JUHO OR DIANE II	THIEF RIVER FALLS	PENNINGTON
LUND, LEROY	THIEF RIVER FALLS	PENNINGTON
LUND, LEROY II	THIEF RIVER FALLS	PENNINGTON
LUND. LEROY III	THIEF RIVER FALLS	PENNINGTON
NORTHLAND VILLAGE APTS	THIEF RIVER FALLS	PENNINGTON
NORWEST BANK	THIEF RIVER FALLS	PENNINGTON
OAK LODGE	THIEF RIVER FALLS	PENNINGTON
PROPERTY MANAGEMENT	THIEF RIVER FALLS	PENNINGTON
RIVERSIDE TERRACE	THIEF RIVER FALLS	PENNINGTON
SHERIDAN, TIMOTHY	THIEF RIVER FALLS	PENNINGTON
VALLEY HOME SOCIETY	THIEF RIVER FALLS	PENNINGTON
CLEM APTS	PINE CITY	PINE
FERNDALE ESTATES	ASKOV	PINE
HINCKLEY MANOR	HINCKLEY	PINE
JOHNSON APTS	PINE CITY	PINE
MIGHTY FORTRESS MANOR	HINCKLEY	PINE
NORTH PINE APTS	PINE CITY	PINE
PINE CITY ESTATES	PINE CITY	PINE
SANDSTONE & FINLAYSON MANOR	FINLAYSON	PINE
SANDSTONE MR HOUSING	SANDSTONE	PINE
SANDY PINES	SANDSTONE	PINE
TWIN OAKS APTS	HINCKLEY	PINE
WESTCHESTER VILLAGE	PINE CITY	PINE
WOODHAVEN APTS	PINE CITY	PINE

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
100	100	1990	2010	0	2012		MHFA
32	0	0	0	0	2026	515	FmHA
32	0	0	0	2004	2034	515	FmHA
38	38	0	2005	0	2025	202	HUD
16	0	0	0	0	2029	515	FmHA
16	0	0	0	0	2024	515	FmHA
9	0	0	0	2006	2036	515	FmHA
2	2	0	1998	0	0		HUD
2	2	0	1998	0	0		HUD
8	8	0	1998	0	0		HUD
2	2	0	1999	0	0		HUD
2	2	0	1998	0	0		HUD
1	1	0	1999	0	0		HUD
2	2	0	1999	0	0		HUD
1	1	0	1999	0	0		HUD
2	2	0	1999	0	0		HUD
1	1	0	1999	0	0		HUD
1	1	0	1999	0	0		HUD
8	0	0	0	0	2019	515	FmHA
23	0	0	0	2000	2030	515	FmHA
2	2	0	1999	0	0		HUD
6	0	0	0	0	2025	515	FmHA
6	0	0	0	0	2027	515	FmHA
1	1	0	1998	0	0		HUD
1	1	0	1999	0	0		HUD
6	6	0	1998	0	0		HUD
2	2	0	1998	0	0		HUD
2	2	0	1999	0	0		HUD
87	17	1992	1997	1994	2014	236	HUD
0	0	0	0	0	0		HUD
24	0	0	0	2008	2038	515	FmHA
3	3	0	1997	0	0		HUD
66	66	1990	2010	0	2011		MHFA
3	3	0	1999	0	0		HUD
69	12	1992	1997	0	0	202	HUD
7	0	0	0	0	2021	515	FmHA
14	0	0	0	0	2016	515	FmHA
8	0	0	0	0	2018	515	FmHA
8	0	0	0	0	2020	515	FmHA
24	24	0	2005	0	2025	202	HUD
27	0	0	0	2003	2033	515	FmHA
9	0	0	0	0	2018	515	FmHA
28	28	1988	1998	0	2027	515	FmHA
8	8	0	2005	0	2025	202	HUD
42	0	0	0	1999	2019	221D3	HUD
16	0	0	0	0	2025	515	FmHA
60	0	0	0	1999	2019	221D3	HUD
16	0	0	0	0	2025	515	FmHA

PROJECT NAME	CITY	COUNTY
CLINIC APTS	JASPER	PIPESTONE
EDGERTON HILLTOP APTS	EDGERTON	PIPESTONE
JESSCO PROPERTIES	PIPESTONE	PIPESTONE
STORY BROOK APTS	PIPESTONE	PIPESTONE
AMERICAN FEDERAL	NEILSVILLE	POLK
AMERICAN STATE BANK	ERSKINE	POLK
BROADWAY APTS	CROOKSTON	POLK
CROOKSTON MOD I	CROOKSTON	POLK
CROOKSTON MOD II	CROOKSTON	POLK
ERSKINE COMMUNITY HSG	ERSKINE	POLK
FALDET-ERICKSON CO	WINGER	POLK
FARMERS STATE BANK	WINGER	POLK
FOSSTON HOMES	FOSSTON	POLK
GREENTREE SQUARE	CROOKSTON	POLK
KALINOSKI, LEO	WINGER	POLK
MAPLEWOOD APTS	MENTOR	POLK
MCINTOSH HOUSING I	MCINTOSH	POLK
MCINTOSH HOUSING II	MCINTOSH	POLK
MORAN, ELIDA	ERSKINE	POLK
NIMENS-ESPEGARD APTS	CROOKSTON	POLK
NORTHWEST HOUSING	FERTILE	POLK
NORTHWESTERN APTS	CROOKSTON	POLK
POLK COUNTY GROUP HOMES	EAST GRAND FORKS	POLK
POTVIN, ALLEN	FOSSTON	POLK
ROLANDSON, GARY	ERSKINE	POLK
TOWN SQUARE	E GRAND FORKS	POLK
CYRUS HSG	CYRUS	POPE
GLENVIEW APTS	GLENWOOD	POPE
GLENWOOD TOWNHOUSES	GLENWOOD	POPE
HI-VIEW APTS	STARBUCK	POPE
LOWRY APTS	LOWRY	POPE
MINNEWASKA APTS	STARBUCK	POPE
PARKCREST PLACE	GLENWOOD	POPE
1000 DAYTON	ST PAUL	RAMSEY
1000 HAGUE	ST PAUL	RAMSEY
1200 E SEVENTH STREET	ST PAUL	RAMSEY
300 DAYTON	ST PAUL	RAMSEY
300 EDMUND	ST PAUL	RAMSEY
300 EMMA STREET	ST PAUL	RAMSEY
300 THOMAS	ST PAUL	RAMSEY
300 YORK	ST PAUL	RAMSEY
400 EDMUND	ST PAUL	RAMSEY
500 CHARLES	ST PAUL	RAMSEY
500 LAFOND	ST PAUL	RAMSEY
500 N WESTERN	ST PAUL	RAMSEY
500 RICE STREET	ST PAUL	RAMSEY
500 VANBUREN	ST PAUL	RAMSEY
600 CONWAY	ST PAUL	RAMSEY

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
8	0	0	0	0	2028	515	FmHA
8	0	0	0	0	2025	515	FmHA
8	0	0	0	0	2024	515	FmHA
53	53	1988	2018	0	2019		MHFA
6	6	0	1997	0	0		HUD
1	1	0	1998	0	0		HUD
60	33	0	1992	1995	2015	236	HUD
27	27	0	1997	0	0		HUD
13	13	0	1998	0	0		HUD
14	0	0	0	0	2024	515	FmHA
10	10	0	2002	2002	2032	515	FmHA
8	8	0	1997	0	0		HUD
14	0	0	0	0	2017	515	FmHA
18	0	0	0	2003	2033	515	FmHA
1	1	0	1996	0	0		HUD
8	8	0	1996	0	0		HUD
8	0	0	0	0	2019	515	FmHA
9	0	0	0	0	2029	515	FmHA
1	1	0	1998	0	0		HUD
98	0	0	0	0	2027	515	FmHA
12	0	0	0	0	2028	515	FmHA
9	9	0	2001	0	2021	202	HUD
16	16	0	2004	0	2024	202	HUD
2	2	0	1996	0	0		HUD
12	12	0	1995	0	0		HUD
81	81	1989	2019	0	2022		MHFA
8	0	0	0	2002	2032	515	FmHA
48	48	0	1996	0	0		MHFA
36	36	2001	2011	0	2012		MHFA
16	0	0	0	0	2026	515	FmHA
4	0	0	0	0	2025	515	FmHA
21	0	0	0	0	2029	515	FmHA
16	0	0	0	2000	2030	515	FmHA
2	2	0	1998	0	0		HUD
1	1	0	2002	0	0		HUD
3	3	0	1998	0	0		HUD
17	17	0	1998	0	0		HUD
2	2	0	1997	0	0		HUD
1	1	0	2002	0	0		HUD
1	1	0	2002	0	0		HUD
1	1	0	2002	0	0		HUD
1	1	0	2002	0	0		HUD
1	1	0	2002	0	0		HUD
1	1	0	2002	0	0		HUD
1	1	0	2002	0	0		HUD
2	2	0	1998	0	0		HUD
1	1	0	2002	0	0		HUD
2	2	0	1998	0	0		HUD

PROJECT NAME	CITY	COUNTY
600 INGLEHART	ST PAUL	RAMSEY
600 MARSHALL	ST PAUL	RAMSEY
600 NORTH STREET	ST PAUL	RAMSEY
600 THOMAS	ST PAUL	RAMSEY
700 AURORA	ST PAUL	RAMSEY
700 BAYARD	ST PAUL	RAMSEY
700 E FOURTH STREET I	ST PAUL	RAMSEY
700 E FOURTH STREET II	ST PAUL	RAMSEY
800 E FIFTH STREET	ST PAUL	RAMSEY
800 MARGARET STREET	ST PAUL	RAMSEY
800 S ROBERT STREET	ST PAUL	RAMSEY
800 W CENTRAL	ST PAUL	RAMSEY
900 MARSHALL	ST PAUL	RAMSEY
900 WEST SEVENTH STREET	ST PAUL	RAMSEY
AFTON VIEW APTS	ST PAUL	RAMSEY
ARCHER HEIGHTS	MAPLEWOOD	RAMSEY
BIRMINGHAM	ST PAUL	RAMSEY
BLUFF HOUSING	ST PAUL	RAMSEY
BONNIE/WM GEAR	MAPLEWOOD	RAMSEY
CAPITAL PLAZA SOUTH	ST PAUL	RAMSEY
CAREY APTS	ST PAUL	RAMSEY
CENTRAL TOWERS	ST PAUL	RAMSEY
CENTURY HILL	WHITE BEAR LAKE	RAMSEY
COMMUNITY PLAZA	ST PAUL	RAMSEY
CONCORDIA ARMS	MAPLEWOOD	RAMSEY
COVENTRY	ROSEVILLE	RAMSEY
CROSSROADS OF NEW BRIGHTON	NEW BRIGHTON	RAMSEY
ETNA WOODS	ST PAUL	RAMSEY
FRANKLYN PARK	NORTH ST PAUL	RAMSEY
GARDEN TERRACE	LITTLE CANADA	RAMSEY
GRAND PRE BY THE PARK	ST PAUL	RAMSEY
HAMPDEN SQUARE	ST PAUL	RAMSEY
HANOVER APTS	ST PAUL	RAMSEY
HERITAGE HOUSE	ST PAUL	RAMSEY
HUNTER'S PARK	ARDEN HILLS	RAMSEY
JAMESTOWN APTS	ST PAUL	RAMSEY
KENDRICK	ST PAUL	RAMSEY
LABOR PLAZA	ST PAUL	RAMSEY
LEWIS PARK (HC)	ST PAUL	RAMSEY
LIBERTY PLAZA APTS 2	ST PAUL	RAMSEY
LIBERTY PLAZA APTS I	ST PAUL	RAMSEY
LONNIE ADKINS COURT	ST PAUL	RAMSEY
LYNGBLOMSTEN APTS	ST PAUL	RAMSEY
MAPLE KNOLL TOWNHOUSES	MAPLEWOOD	RAMSEY
MAPLEWOOD GARDENS	MAPLEWOOD	RAMSEY
MARSHALL AVENUE TOWNHOUSES	ST PAUL	RAMSEY
MARYLAND PARK APTS	ST PAUL	RAMSEY
MCKNIGHT TERRACE APTS	WHITE BEAR LAKE	RAMSEY

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
2	2	0	1998	0	0		HUD
2	2	0	1998	0	0		HUD
3	3	0	1997	0	0		HUD
1	1	0	2002	0	0		HUD
4	4	0	1998	0	0		HUD
1	1	0	1998	0	0		HUD
2	0	0	1998	0	0		HUD
2	2	0	1998	0	0		HUD
1	1	0	2002	0	0		HUD
3	3	0	1998	0	0		HUD
2	2	0	1997	0	0		HUD
1	1	0	2002	0	0		HUD
2	2	0	1998	0	0		HUD
3	3	0	1998	0	0		HUD
286	0	0	0	1992	2012	236	HUD
168	121	0	1991	1996	2016	236	HUD
21	21	2001	2011	0	2012		MHFA
116	30	1991	1996	1997	2017	221D3	HUD
26	26	0	1998	0	0		HUD
72	36	0	1994	1999	2019	221D4	HUD
11	0	0	0	1989	2009	221BM	HUD
281	67	0	1991	0	2011	202	HUD
55	55	2001	2011	0	2012		MHFA
40	40	0	1996	1992	2012	236	HUD
125	125	0	2003	0	2023	202	HUD
195	195	1988	2018	0	2020		MHFA
172	172	1990	2020	0	2020		MHFA
20	20	2001	2011	0	2012		MHFA
117	117	1989	2019	0	2019		MHFA
41	41	0	2004	0	2024	202	HUD
216	43	1992	2017	0	2013		MHFA
86	0	0	0	1994	2014	236	HUD
96	96	0	1996	1989	2009	221BM	HUD
58	58	2003	2013	0	2013		MHFA
15	15	0	2001	0	0		MHFA
73	73	0	1996	0	0		HUD
29	29	0	2004	0	0		MHFA
67	67	1990	2010	0	2011		MHFA
103	103	1990	2020	0	2022		MHFA
30	9	0	1991	0	2009	221BM	HUD
143	69	0	1991	0	2009	221BM	HUD
77	45	1991	1993	0	2015	236	HUD
105	105	0	2000	0	2020	202	HUD
57	57	2001	2011	0	2013		MHFA
29	0	0	0	2000	2020	221D3	HUD
12	12	2001	2011	0	2012		MHFA
172	34	1992	1997	1991	2011	221BM	HUD
118	0	0	0	1993	2013	236	HUD

PROJECT NAME	CITY	COUNTY
MEARS PARK PLACE	ST PAUL	RAMSEY
MOUNDS VIEW RESIDENCE	MOUNDS VIEW	RAMSEY
RAMSEY COMMONS	ST PAUL	RAMSEY
REDEEMER'S ARMS	ST PAUL	RAMSEY
REDEEMER'S ARMS	ST PAUL	RAMSEY
RICE MARION I	ST PAUL	RAMSEY
RICE MARION II	ST PAUL	RAMSEY
ROCKWOOD APTS	ST PAUL	RAMSEY
ROSEVILLE SENIORS	ROSEVILLE	RAMSEY
SELBY-DALE COOPERATIVE	ST PAUL	RAMSEY
SELBY-DAYTON REHAB	ST PAUL	RAMSEY
SELBY-DAYTON REHAB	ST PAUL	RAMSEY
SHAMROCK COURT APTS	ST PAUL	RAMSEY
SHERMAN FORBES HOUSING	ST PAUL	RAMSEY
SHERMAN FORBES HOUSING	ST PAUL	RAMSEY
SIBLEY APTS	ST PAUL	RAMSEY
SKYLINE TOWERS	ST PAUL	RAMSEY
SKYLINE TOWERS	ST PAUL	RAMSEY
ST PAUL BARRIER FREE HSG	ST PAUL	RAMSEY
ST PHILIPS GARDENS	ST PAUL	RAMSEY
THE MEADOWLANDS	SHOREVIEW	RAMSEY
TORRE DE SAN MIGUEL	ST PAUL	RAMSEY
TORRE DE SAN MIGUEL	ST PAUL	RAMSEY
VADNAIS HIGHLANDS	VADNAIS HEIGHTS	RAMSEY
VISTA VILLAGE	ST PAUL	RAMSEY
VISTA VILLAGE	ST PAUL	RAMSEY
WALKER ON KENZIE	ST ANTHONY	RAMSEY
WASHINGTON SQUARE	WHITE BEAR LAKE	RAMSEY
WESTMINSTER PLACE	ST PAUL	RAMSEY
WILDER 202 APTS	ST PAUL	RAMSEY
WILDER SQUARE	ST PAUL	RAMSEY
WILDER SQUARE	ST PAUL	RAMSEY
WILKINS TOWNHOMES	ST PAUL	RAMSEY
WINSLOW COMMONS	ST PAUL	RAMSEY
WOMEN'S ADVOCATES	ST PAUL	RAMSEY
BROOKS SR CITIZENS HOMES	BROOKS	RED LAKE
GEORGE JOHNSON	OKLEE	RED LAKE
LINCOLN APTS	RED LAKE FALLS	RED LAKE
OKLEE COMMUNITY HOMES	OKLEE	RED LAKE
P & S PROPERTIES	RED LAKE FALLS	RED LAKE
PINEVIEW APTS	OKLEE	RED LAKE
PLUMMER SR CITIZENS HOMES	PLUMMER	RED LAKE
SUNSET COURT	RED LAKE FALLS	RED LAKE
A & E APTS	MORGAN	REDWOOD
CARRIE LAWN-REDWOOD FALLS	REDWOOD FALLS	REDWOOD
COUNTRY VILLAGE APTS	REDWOOD FALLS	REDWOOD
DOUGLAS MANOR	LAMBERTON	REDWOOD
EASTVIEW APTS	BELVIEW	REDWOOD

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
255	50	1989	2019	0	2020		MHFA
40	40	0	2004	0	2024	202	HUD
16	16	0	2006	0	2025	202	HUD
151	50	0	1991	0	2011	202	HUD
0	32	1992	1997	0	0		HUD
106	21	1988	2018	0	2019		MHFA
140	28	1991	2021	0	2022		MHFA
168	109	1989	1999	2000	2020	236	HUD
127	127	1988	2018	0	2019		MHFA
24	24	2002	2012	0	0		MHFA
93	50	0	1991	1995	2015	236	HUD
0	11	1992	1997	0	0		HUD
147	0	0	0	1992	2012	236	HUD
104	47	0	1991	1993	2013	236	HUD
0	31	1992	1997	0	0		HUD
27	27	0	2005	0	0		MHFA
506	250	0	1991	0	2012	236	HUD
0	101	1988	1998	0	0		HUD
36	36	0	2004	0	2024	202	HUD
55	41	0	1991	0	2014	236	HUD
44	0	0	0	2002	2022	221D3	HUD
142	77	0	1992	0	2013	236	HUD
0	29	1988	1998	0	0		HUD
35	0	0	0	2003	2023	221D3	HUD
48	11	1991	1993	0	2013	236	HUD
0	19	1988	1998	0	0		HUD
45	45	0	2005	0	2025	202	HUD
81	81	1989	2019	0	2021		MHFA
100	55	1989	1999	1997	2017	236	HUD
121	121	0	2001	0	2021	202	HUD
136	54	1989	1999	0	2015	236	HUD
163	48	1989	1999	0	2015	236	HUD
23	23	2002	2012	0	2013		MHFA
121	121	1992	2017	0	2018		MHFA
15	12	2001	2021	0	2022		MHFA
14	0	0	0	0	2018	515	FmHA
1	1	0	1998	0	0		HUD
5	5	0	1998	0	0		HUD
19	0	0	0	0	2014	515	FmHA
16	0	0	0	2001	2031	515	FmHA
12	12	0	1996	0	0		HUD
20	0	0	0	0	2019	515	FmHA
24	24	1988	2018	0	2019		MHFA
8	0	0	0	2007	2037	515	FmHA
8	0	0	0	0	2019	515	FmHA
60	0	0	0	1995	2015	236	HUD
24	24	1991	1996	1994	2014	221D3	HUD
8	0	0	0	0	2026	515	FmHA

PROJECT NAME	CITY	COUNTY
GROVE APTS	WALNUT GROVE	REDWOOD
HERITAGE PRAIRIE	WABASSO	REDWOOD
L & M APTS	WABASSO	REDWOOD
MILROY APTS	MILROY	REDWOOD
NORTHVIEW APTS	MORGAN	REDWOOD
PLEASANT VIEW APTS	MORGAN	REDWOOD
PLUM CREEK APTS	WALNUT GROVE	REDWOOD
RIVER RIDGE APTS	REDWOOD FALLS	REDWOOD
SANBORN COMMUNITY HSG	SANBORN	REDWOOD
SOUTHVIEW PLAZA	LUCAN	REDWOOD
VALLEY VIEW APTS	LAMBERTON	REDWOOD
WESTFALLS	REDWOOD FALLS	REDWOOD
BIRD ISLAND ELDERLY	BIRD ISLAND	RENVILLE
BUFFALO LAKE AREA HSG	BUFFALO LAKE	RENVILLE
ERICKSONS MEADOWVIEW APTS	OLIVIA	RENVILLE
EVERGREEN TERRACE	OLIVIA	RENVILLE
FAIRVIEW APTS	FAIRFAX	RENVILLE
FLYNN APTS	SACRED HEART	RENVILLE
GOELZ APTS I	BIRD ISLAND	RENVILLE
GOELZ APTS II	BIRD ISLAND	RENVILLE
GOELZ APTS III	DANUBE	RENVILLE
HECTOR APTS I	HECTOR	RENVILLE
HECTOR APTS II	HECTOR	RENVILLE
HOUSING OF OLIVIA	OLIVIA	RENVILLE
NORTH PARK APTS	OLIVIA	RENVILLE
NORTH VILLA APTS	SACRED HEART	RENVILLE
SECURITY MANOR	RENVILLE	RENVILLE
SOUTHVIEW APTS	FAIRFAX	RENVILLE
VALLEY VIEW APTS	FRANKLIN	RENVILLE
VORONYAK VILLA APTS	RENVILLE	RENVILLE
ALEXANDER APTS	FARIBAULT	RICE
CENTRAL ELDERLY APTS	FARIBAULT	RICE
GOLDEN MEADOWS	FARIBAULT	RICE
GREENVALE PLACE	NORTHFIELD	RICE
GREENWOOD PLACE	FARIBAULT	RICE
HALTER COURT	MORRISTOWN	RICE
HALTER ONE	FARIBAULT	RICE
HALTER TWO	FARIBAULT	RICE
HALTER WOODS	NORTHFIELD	RICE
HALTER WOODS II	NORTHFIELD	RICE
JEFFERSON SQUARE	NORTHFIELD	RICE
KOESTER COURT I	NORTHFIELD	RICE
KOESTER COURT II	NORTHFIELD	RICE
KOESTER COURT III	NORTHFIELD	RICE
KOESTER COURT IV	NORTHFIELD	RICE
M G M APTS	LONSDALE	RICE
NORTHFIELD MANOR	NORTHFIELD	RICE
SOUTHGATE VILLAGE	FARIBAULT	RICE

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
25	25	0	2003	2004	2024	221D4	HUD
28	28	1993	2018	0	2019		MHFA
8	0	0	0	0	2023	515	FmHA
12	0	0	0	2000	2030	515	FmHA
12	0	0	0	0	2029	515	FmHA
12	0	0	0	2002	2032	515	FmHA
16	0	0	0	0	2025	515	FmHA
24	0	0	0	2002	2032	515	FmHA
12	0	0	0	0	2026	515	FmHA
12	0	0	0	0	2026	515	FmHA
36	36	0	2002	0	2022	202	HUD
40	40	2001	2011	0	2012		MHFA
8	0	0	0	2004	2034	515	FmHA
12	0	0	0	2000	2030	515	FmHA
16	0	0	0	2002	2032	515	FmHA
12	0	0	0	0	2029	515	FmHA
25	25	0	1998	0	0		MHFA
12	0	0	0	0	2028	515	FmHA
8	0	0	0	0	2023	515	FmHA
8	0	0	0	0	2028	515	FmHA
16	8	1988	1998	0	2027	515	FmHA
16	0	0	0	0	2024	515	FmHA
8	0	0	0	0	2029	515	FmHA
49	48	1988	1998	0	2014	221D3	HUD
16	0	0	0	2005	2035	515	FmHA
12	0	0	0	2004	2034	515	FmHA
16	0	0	0	0	2024	515	FmHA
12	0	0	0	0	2028	515	FmHA
8	0	0	0	0	2026	515	FmHA
16	0	0	0	0	2025	515	FmHA
18	0	0	0	2004	2034	515	FmHA
18	0	0	0	2007	2037	515	FmHA
90	0	0	0	1999	2019	221D3	HUD
96	96	1989	1999	0	2013	221D3	HUD
51	51	1989	2019	0	2020		MHFA
8	0	0	0	2003	2033	515	FmHA
30	0	0	0	2005	2035	515	FmHA
18	0	0	0	2007	2037	515	FmHA
24	0	0	0	2005	2035	515	FmHA
20	0	0	0	2007	2037	515	FmHA
50	50	1990	2010	0	2011		MHFA
25	0	0	0	2000	2030	515	FmHA
20	0	0	0	2002	2032	515	FmHA
25	0	0	0	2004	2034	515	FmHA
25	0	0	0	2007	2037	515	FmHA
16	0	0	0	0	2028	515	FmHA
64	64	0	2002	0	2022	202	HUD
36	0	0	0	2002	2032	515	FmHA

PROJECT NAME	CITY	COUNTY
SOUTHSIDE APTS	LONSDALE	RICE
ST LUCAS RIVERSIDE APTS	FARIBAULT	RICE
THREE LINKS APTS	NORTHFIELD	RICE
TOWNS EDGE APTS	FARIBAULT	RICE
WINDSOR GREENS	FARIBAULT	RICE
CENTENNIAL APTS	LUVERNE	ROCK
CENTURY ENTERPRISES	LUVERNE	ROCK
DAMAX ASSOC	LUVERNE	ROCK
FERNWOOD APTS	HARDWICH	ROCK
HERITAGE APTS	BEAVER CREEK	ROCK
QUARRY APTS	JASPER	ROCK
ROCK MANOR	LUVERNE	ROCK
SOMERVIEW ARMS	LUVERNE	ROCK
DELMORE, JEFFREY & BONNIE	ROSEAU	ROSEAU
GEORGE ROW LUMBER		ROSEAU
GREENBUSH CREAMERY APTS	ROSEAU	ROSEAU
JOHNSON, GLEN	ROSEAU	ROSEAU
NORTH STAR APTS	ROSEAU	ROSEAU
NORTHLAND HOMES	BADGER	ROSEAU
OAK TERRACE APTS	GREENBUSH	ROSEAU
WARROAD TOWNHOUSES	WARROAD	ROSEAU
BELLE HAVEN APTS	BELLE PLAINE	SCOTT
BELLE HAVEN WEST APTS	BELLE PLAINE	SCOTT
BELLE PLAINE APTS	BELLE PLAINE	SCOTT
BRITLAND APTS	JORDAN	SCOTT
CLIFTON	SHAKOPEE	SCOTT
HALTER CREST	NEW PRAGUE	SCOTT
HIGHWOOD HOMES	PRIOR LAKE	SCOTT
LIBERTY PARK APTS	NEW PRAGUE	SCOTT
MILLPOND APTS	NEW PRAGUE	SCOTT
SCHULE HAUS	JORDAN	SCOTT
TWO HUNDRED LEVEE DRIVE	SHAKOPEE	SCOTT
VILLAGE APTS	SHAKOPEE	SCOTT
WEST GATE - NEW PRAGUE	NEW PRAGUE	SCOTT
AUTUMN WINDS APTS	BIG LAKE	SHERBURNE
ELK RIDGE MANOR APTS	ELK RIVER	SHERBURNE
GUARDIAN ANGELS	ZIMMERMAN	SHERBURNE
KNOLLWOOD APTS	ELK RIVER	SHERBURNE
LANESBORO HEIGHTS	ELK RIVER	SHERBURNE
RIVERVIEW/GUARDIAN ANGELS	ELK RIVER	SHERBURNE
RIVERVIEW/GUARDIAN ANGELS	ELK RIVER	SHERBURNE
GAYLORD HOMES	GAYLORD	SIBLEY
HIGHLAND COMMONS	ARLINGTON	SIBLEY
MEADOWBROOK APTS - GAYLORD	GAYLORD	SIBLEY
PARKVIEW APTS	ARLINGTON	SIBLEY
SHAMROCK APTS	ARLINGTON	SIBLEY
SUN-RAE APTS #1	GIBBON	SIBLEY
SUN-RAE APTS #2	GIBBON	SIBLEY

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
12	0	0	0	2002	2032	515	FmHA
30	30	0	2005	0	2025	202	HUD
80	32	0	2017	1997	2017	236	MHFA
64	14	1992	1997	1993	2013	236	HUD
18	0	0	0	2004	2034	515	FmHA
54	54	1992	2017	0	2017		MHFA
8	0	0	0	0	2024	515	FmHA
16	0	0	0	2004	2034	515	FmHA
8	0	0	0	0	2026	515	FmHA
8	0	0	0	0	2025	515	FmHA
8	0	0	0	0	2026	515	FmHA
24	24	2002	2012	0	2014		MHFA
8	0	0	0	0	2029	515	FmHA
4	4	0	1999	0	0		HUD
6	6	0	1999	0	0		HUD
8	8	0	1997	0	0		HUD
3	3	0	1996	0	0		HUD
51	51	1989	2019	0	2020		MHFA
4	0	0	0	0	2020	515	FmHA
18	0	0	0	2002	2032	515	FmHA
30	30	1990	2020	0	2021		MHFA
16	0	0	0	0	2027	515	FmHA
16	0	0	0	2000	2030	515	FmHA
24	20	0	1992	1994	2014	221D4	HUD
24	0	0	0	2001	2031	515	FmHA
56	56	1989	2019	0	2021		MHFA
20	0	0	0	2006	2036	515	FmHA
36	36	1990	2010	0	2011		MHFA
47	0	0	0	0	2026	515	FmHA
44	44	2001	2011	0	2012		MHFA
52	52	1990	2020	0	2021		MHFA
66	66	1990	2010	0	2012		MHFA
62	57	1991	1996	1993	2013	221D3	HUD
37	37	2001	2011	0	2013		MHFA
25	0	0	0	2002	2032	515	FmHA
40	0	0	0	2006	2036	515	FmHA
24	24	0	2001	0	2021	202	HUD
12	0	0	0	0	2026	515	FmHA
30	30	2002	2012	0	2013		MHFA
24	5	1992	1997	0	2017	202	HUD
0	2	0	1989	0	0		HUD
12	0	0	0	0	2019	515	FmHA
41	41	1989	2019	0	2019		MHFA
16	0	0	0	0	2024	515	FmHA
8	0	0	0	0	2025	515	FmHA
16	0	0	0	2005	2035	515	FmHA
8	0	0	0	0	2026	515	FmHA
8	0	0	0	0	2028	515	FmHA

PROJECT NAME	CITY	COUNTY
SUNSET APTS	WINTHROP	SIBLEY
WESTGATE APTS - GAYLORD	GAYLORD	SIBLEY
ALICE NETTELL TOWER	VIRGINIA	ST LOUIS
APPLEWOOD KNOLL	DULUTH	ST LOUIS
APPLEWOOD WEST/FAIRMONT APTS	DULUTH	ST LOUIS
BAYPOINT SHORELINE APTS	DULUTH	ST LOUIS
BETHLEHEM GOLDEN AGE	PROCTOR	ST LOUIS
BIRCH COURT APTS	HIBBING	ST LOUIS
BIRCH COURT APTS	HIBBING	ST LOUIS
BIRCHWOOD EAST	VIRGINIA	ST LOUIS
BIWABIK HSG	BIWABIK	ST LOUIS
CENTRAL MANOR	BABBITT	ST LOUIS
DEL ZOTTO APTS	DULUTH	ST LOUIS
DR. GRAHEK APTS	ELY	ST LOUIS
DULUTH MOD8	DULUTH	ST LOUIS
EASTVIEW APTS	EVELETH	ST LOUIS
ENDION SCHOOL	DULUTH	ST LOUIS
FAITH HAVEN INC	DULUTH	ST LOUIS
GATEWAY TOWERS INC	DULUTH	ST LOUIS
GREYSOLON PLAZA	DULUTH	ST LOUIS
HILLTOP MANOR	EVELETH	ST LOUIS
IRONGATE-AURORA	AURORA	ST LOUIS
KENWOOD APTS	HOYT LAKES	ST LOUIS
LAKELAND SHORES APTS	DULUTH	ST LOUIS
LAKESIDE MANOR APTS	CHISHOLM	ST LOUIS
LEE CONGREGATE HOUSING	HIBBING	ST LOUIS
LENOX PLACE	DULUTH	ST LOUIS
LINCOLN CENTER	CHISHOLM	ST LOUIS
MAPLE GROVE ESTATES	HERMANTOWN	ST LOUIS
MERIDIAN APTS (HC)	DULUTH	ST LOUIS
MESABA VILLAS	DULUTH	ST LOUIS
MESABI WOODS	EVELETH	ST LOUIS
MORGAN PARK TOWNHOUSES	DULUTH	ST LOUIS
MOUNTAIN MANOR	MOUNTAIN IRON	ST LOUIS
MUNGER TERRACE	DULUTH	ST LOUIS
NORTHFIELD APTS	DULUTH	ST LOUIS
ORR HSG	ORR	ST LOUIS
PARK PLACE APTS	HIBBING	ST LOUIS
PARK PLACE APTS	HIBBING	ST LOUIS
PARK PLACE APTS	HIBBING	ST LOUIS
PINE MANOR	ELY	ST LOUIS
RAILVIEW APTS	PROCTOR	ST LOUIS
RAINTREE WEST	MOUNTAIN IRON	ST LOUIS
RAINTREE WEST	MOUNTAIN IRON	ST LOUIS
RAINTREE WEST	MOUNTAIN IRON	ST LOUIS
RAINTREE WEST	MOUNTAIN IRON	ST LOUIS
RIVERVIEW MANOR	FLOODWOOD	ST LOUIS
SOUTH VIEW TERRACE	HIBBING	ST LOUIS

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
12	0	0	0	0	2027	515	FmHA
31	31	1988	2018	0	2019		MHFA
155	155	1992	2017	0	2018		MHFA
20	20	1990	2020	0	2021		MHFA
42	42	1991	2021	0	2022		MHFA
64	0	0	0	2001	2021	221D3	HUD
45	45	0	1989	0	2009	202	HUD
108	19	1992	1997	1994	2014	236	HUD
0	40	0	1990	0	0		HUD
60	30	1992	1997	0	2017		MHFA
32	0	0	0	0	2028	515	FmHA
16	0	0	0	2000	2030	515	FmHA
60	0	0	0	1098	2018	221D3	HUD
42	42	1989	2019	0	2019		MHFA
38	38	0	1998	0	0		HUD
48	0	0	0	1995	2015	236	HUD
26	26	2002	2012	0	2013		MHFA
125	0	0	0	0	2012	236	HUD
155	0	1992	1997	0	2014	236	HUD
151	151	1990	2010	0	2011		MHFA
54	54	1989	2009	0	2010		MHFA
78	78	1989	2019	0	2020		MHFA
24	0	0	0	0	2027	515	FmHA
45	45	0	2006	0	2026	202	HUD
48	19	1992	1997	1996	2016	236	HUD
95	95	0	2002	0	2022	202	HUD
152	152	1990	2020	0	2021		MHFA
41	41	1990	2010	0	2012		MHFA
48	48	2002	2012	0	2013		MHFA
39	39	1988	2018	0	2019		MHFA
27	12	0	2016	1998	2016	236	MHFA
105	0	0	0	2006	2036	515	FmHA
24	24	2002	2012	0	2013		MHFA
40	0	0	0	2000	2030	515	FmHA
45	45	1989	2019	0	2020		MHFA
12	12	0	2005	0	2025	202	HUD
23	23	1989	1999	0	2028	515	FmHA
135	30	1991	1996	1999	2019	221D3	HUD
0	25	1988	1998	0	0		HUD
0	25	1992	1997	0	0		HUD
30	30	1990	2000	0	2011		MHFA
60	60	1988	2018	0	2019		MHFA
132	14	1991	1993	1999	2019	221D3	HUD
0	23	1992	1997	0	0		HUD
0	28	1988	1998	0	0		HUD
0	51	0	1989	0	0		HUD
35	35	1989	2019	0	2020		MHFA
144	43	1992	2017	0	2018		MHFA

PROJECT NAME	CITY	COUNTY
SPIRIT LAKE MANOR	DULUTH	ST LOUIS
ST ANN'S HOME	DULUTH	ST LOUIS
STATE STREET APTS	BUHL	ST LOUIS
TOWN VIEW VILLAS	DULUTH	ST LOUIS
VERMILION APTS A B & C	TOWER	ST LOUIS
VERMILION APTS SOUDAN	SOUDAN	ST LOUIS
VIKING TOWNHOUSES	DULUTH	ST LOUIS
VIRGINIA ROTARY APTS	VIRGINIA	ST LOUIS
WEST HILLSIDE APTS	DULUTH	ST LOUIS
WESTGATE - HIBBING	HIBBING	ST LOUIS
WOODLAND GARDEN APTS	DULUTH	ST LOUIS
ALBANY APTS	ALBANY	STEARNS
ARROWSMITH APTS	SAUK CENTRE	STEARNS
BEL-PLEX APTS	BELGRADE	STEARNS
BROOTEN AREA HSG	BROOTEN	STEARNS
BROOTEN AREA LABOR HSG	BROOTEN	STEARNS
BUERMAN APTS	RICHMOND	STEARNS
CEDAR TERRACE	ST CLOUD	STEARNS
CENTRAL MN HEALTH CENTER	ST CLOUD	STEARNS
CENTRE SQUARE FAMILY HSG	SAUK CENTER	STEARNS
CLEARWOOD PARK	ST CLOUD	STEARNS
CLOVERDALE	ST JOSEPH	STEARNS
COLD SPRING APTS I	COLD SPRING	STEARNS
COLD SPRING APTS II	COLD SPRING	STEARNS
EVERGREEN ESTATES	PAYNESVILLE	STEARNS
GERMAINE TOWERS	ST CLOUD	STEARNS
GOLDEN VIEW ESTATES	ASKOV	STEARNS
GREEN WING ESTATES	PAYNESVILLE	STEARNS
HILLSIDE APTS	EDEN VALLEY	STEARNS
HOLDINGFORD HSG	HOLDINGFORD	STEARNS
HOLLOW PARK APTS	ST JOSEPH	STEARNS
KEY ROW COMMUNITY	ST CLOUD	STEARNS
KIM HAVEN APTS	KIMBALL	STEARNS
LAPAZ COMM HANDICAPPED HSG	ST CLOUD	STEARNS
MAINE PRAIRIE CROSSING	ST CLOUD	STEARNS
MUNICH MANOR APTS	NEW MUNICH	STEARNS
NORTHWAY	ST CLOUD	STEARNS
OAK RIDGE MANOR	MELROSE	STEARNS
PARKVIEW TERRACE (ST CLOUD)	ST CLOUD	STEARNS
PIONEER PLAZA	COLD SPRING	STEARNS
RICHHAVEN APTS	RICHMOND	STEARNS
ROSEMILL APTS	MELROSE	STEARNS
SILVERCREST APTS	SAUK CENTRE	STEARNS
SOUTH PLACE APTS	PAYNESVILLE	STEARNS
ST JOSEPH ELDERLY APTS	ST JOSEPH	STEARNS
SUNRISE APTS	ST MARTIN	STEARNS
THE BELL	BELGRADE	STEARNS
WIMBLEDON GREEN	ST CLOUD	STEARNS

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
81	0	0	0	1998	2018	221D3	HUD
200	40	0	1990	0	2010	202	HUD
23	23	1988	1998	0	2028	515	FmHA
44	0	0	0	0	2013	236	HUD
40	0	0	0	0	2025	515	FmHA
12	0	0	0	2002	2032	515	FmHA
69	21	1991	1993	0	2012	236	HUD
31	20	1989	1999	0	2015	236	HUD
22	0	0	0	0	2010	236	HUD
100	30	1991	2016	0	2017		MHFA
60	60	1989	2019	0	2020		MHFA
24	0	0	0	0	2027	515	FmHA
16	0	0	0	0	2025	515	FmHA
18	0	0	0	0	2018	515	FmHA
24	0	0	0	2005	2035	515	FmHA
28	0	0	0	2005	2035	515	FmHA
16	0	0	0	0	2025	515	FmHA
24	24	2001	2011	0	2012		MHFA
4	4	0	2003	0	2023	202	HUD
40	0	0	0	2001	2021	221D3	HUD
86	34	0	1990	1994	2014	236	HUD
36	36	1990	2020	0	2021		MHFA
12	0	0	0	0	2023	515	FmHA
30	0	0	0	0	2024	515	FmHA
27	0	0	0	0	2029	515	FmHA
60	60	1990	2020	0	2021		MHFA
16	0	0	0	2001	2031	515	FmHA
12	0	0	0	2002	2032	515	FmHA
8	8	0	2003	2002	2032	515	FmHA
16	0	0	0	0	2026	515	FmHA
12	0	0	0	0	2026	515	FmHA
108	108	1988	1998	0	2009	221D3	HUD
14	0	0	0	2005	2035	515	FmHA
36	36	0	2005	0	2025	202	HUD
48	0	0	0	1997	2017	221D3	HUD
12	0	0	0	2001	2031	515	FmHA
102	102	1988	2018	0	2020		MHFA
25	25	0	2001	2000	2030	515	FmHA
52	52	1988	2018	0	2019		MHFA
60	60	0	2001	0	2021	202	HUD
20	0	0	0	2006	2036	515	FmHA
16	0	0	0	0	2026	515	FmHA
12	0	0	0	2000	2030	515	FmHA
16	0	0	0	2003	2033	515	FmHA
16	0	0	0	2008	2038	515	FmHA
14	0	0	0	2001	2031	515	FmHA
28	0	0	0	1997	2017	221D3	HUD
45	45	2003	2013	0	2015		MHFA

PROJECT NAME	CITY	COUNTY
APACHE APTS	OWATONNA	STEELE
CEDARDALE SOUTH	OWATONNA	STEELE
CEDARDALE SOUTH	OWATONNA	STEELE
CEDARDALE WEST APTS	OWATONNA	STEELE
ELLENDALE SQUARE APTS	ELLENDALE	STEELE
IVANHOE	OWATONNA	STEELE
LINCOLN SQUARE	OWATONNA	STEELE
MEDFORD MANOR	MEDFORD	STEELE
PARKVIEW HEIGHTS TOWNHOUSES	OWATONNA	STEELE
CHOKIO HSG	CHOKIO	STEVENS
EASTSIDE ACRES	CHOKIO	STEVENS
GREEN RIVER APTS	MORRIS	STEVENS
HANCOCK HSG	HANCOCK	STEVENS
HERITAGE	MORRIS	STEVENS
KEY ROW COMMUNITY	MORRIS	STEVENS
PACIFIC PLACE APTS	WHEATON	STEVENS
GRA-MAR COURTS	KERKHOVEN	SWIFT
KERKHOVEN HSG I & II	KERKHOVEN	SWIFT
NEVADA SQUARE	BENSON	SWIFT
NEW PARIS APTS	BENSON	SWIFT
RIVERVIEW APTS	APPLETON	SWIFT
VILLAGE GREEN APTS	HOLLOWAY	SWIFT
BERTHA MANOR	BERTHA	TODD
CLARISSA APTS	CLARISSA	TODD
CLARISSA MANOR	CLARISSA	TODD
EAGLE HEIGHTS	EAGLE BEND	TODD
ELDREDS COUNTRY CLUB APTS	LONG PRAIRIE	TODD
HERITAGE PLACE	CLARISSA	TODD
HILLSIDE APTS	BROWERVILLE	TODD
NORTHWEST ESTATES	LONG PRAIRIE	TODD
PINE AVENUE TOWNHOUSES	STAPLES	TODD
PRAIRIE VIEW 400	LONG PRAIRIE	TODD
STAPLES NORTHSIDE APTS	STAPLES	TODD
TODD 27	LONG PRAIRIE	TODD
TODD APTS	LONG PRAIRIE	TODD
VILLAGE VIEW APTS	GREY EAGLE	TODD
FOUR SEASONS APTS	BROWNS VALLEY	TRAVERSE
KEY ROW COMMUNITY	WHEATON	TRAVERSE
VALLEY VISTA	BROWNS VALLEY	TRAVERSE
WHEATON APTS	MORRIS	TRAVERSE
NOR-PLAIN APTS	PLAINVIEW	WABASHA
PEPIN APTS	LAKE CITY	WABASHA
PLAINVIEW SENIOR HOUSING	PLAINVIEW	WABASHA
RIVERVIEW HSG	MAZEPPA	WABASHA
WABASHA APTS	WABASHA	WABASHA
GREENWOOD APTS	WADENA	WADENA
HILLTOP VILLA APTS	SEBEKA	WADENA
HUMPHREY MANOR	WADENA	WADENA

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
22	4	1992	1997	1993	2013	236	HUD
98	98	1989	2019	0	2021		MHFA
34	0	0	0	2003	2033	515	FmHA
16	0	0	0	2006	2036	515	FmHA
16	0	0	0	2002	2032	515	FmHA
76	68	1991	1996	0	2014	221D3	HUD
55	11	1992	1997	1992	2012	236	HUD
20	20	0	2001	2000	2030	515	FmHA
48	0	0	0	1999	2019	221D3	HUD
40	0	0	0	0	2019	515	FmHA
14	0	0	0	2003	2033	515	FmHA
16	0	0	0	2002	2032	515	FmHA
8	0	0	0	0	2023	515	FmHA
13	0	0	0	2006	2036	515	FmHA
88	88	1988	1998	0	2011	221D3	HUD
12	0	0	0	2004	2034	515	FmHA
16	0	0	0	0	2028	515	FmHA
20	0	0	0	0	2019	515	FmHA
40	40	1989	2019	0	2020		MHFA
40	0	0	0	2006	2036	515	FmHA
37	37	1988	2018	0	2020		MHFA
8	0	0	0	0	2027	515	FmHA
16	0	0	0	0	2029	515	FmHA
8	0	0	0	0	2025	515	FmHA
8	0	0	0	0	2019	515	FmHA
16	0	0	0	0	2024	515	FmHA
16	0	0	0	0	2025	515	FmHA
20	0	0	0	2000	2030	515	FmHA
23	0	0	0	0	2029	515	FmHA
16	0	0	0	0	2029	515	FmHA
20	20	2002	2012	0	2013		MHFA
47	47	0	2004	0	2024	202	HUD
16	0	0	0	0	2024	515	FmHA
44	44	1990	2020	0	2021		MHFA
16	0	0	0	2006	2036	515	FmHA
24	24	0	1999	0	2029	515	FmHA
12	0	0	0	0	2027	515	FmHA
64	64	1988	1998	0	2011	221D3	HUD
24	24	0	2003	0	2023	202	HUD
12	0	0	0	2004	2034	515	FmHA
8	8	0	2001	2001	2031	515	FmHA
49	48	1988	1998	0	2015	221D3	HUD
40	40	0	2002	0	2022	202	HUD
12	0	0	0	2000	2030	515	FmHA
24	0	0	0	0	2026	515	FmHA
48	48	1989	2019	0	2020		MHFA
12	0	0	0	0	2018	515	FmHA
59	59	1989	2019	0	2020		MHFA

PROJECT NAME	CITY	COUNTY
PINE VILLA APTS	MENAHGA	WADENA
RIVERVIEW APTS	SEBEKA	WADENA
VILLAGE GREEN APTS	VERNDALE	WADENA
B R PROPERTIES OF WASECA	WASECA	WASECA
F & H I	JANESVILLE	WASECA
F & H II	JANESVILLE	WASECA
GREENLEAF PROPERTIES OF WASECA	WASECA	WASECA
HALTER GARDENS APTS	WALDRORF	WASECA
NORMANDY APTS	WASECA	WASECA
NORTH STATE APTS	WASECA	WASECA
NORTHRIDGE PLAZA	WASECA	WASECA
WASECA VILLAGE	WASECA	WASECA
WEND-DON APTS	WASECA	WASECA
BIRCHWOOD APTS	STILLWATER	WASHINGTON
CENTURY NORTH APTS	OAKDALE	WASHINGTON
CHARTER OAK	STILLWATER	WASHINGTON
CLARK NYBERG	STILLWATER	WASHINGTON
DIAMOND ESTATES	MAHTOMEDI	WASHINGTON
EAST SHORE PLACE	MAHTOMEDI	WASHINGTON
FOREST PARK I	FOREST LAKE	WASHINGTON
FOREST PARK II	FOREST LAKE	WASHINGTON
GENTRY PLACE	OAKDALE	WASHINGTON
JAMES CAREY	STILLWATER	WASHINGTON
JOHN & DONNA HOGBERG	BAYPORT	WASHINGTON
RAYMIE JOHNSON ESTATES	OAK PARK HEIGHTS	WASHINGTON
RED ROCK MANOR	NEWPORT	WASHINGTON
RICHARD SCHUBERT	STILLWATER	WASHINGTON
RIVERTOWN COMMONS	STILLWATER	WASHINGTON
VICTORIA VILLA	STILLWATER	WASHINGTON
VIKING TERRACE	NOBELS	WASHINGTON
VILLAGE APTS VI	FOREST LAKE	WASHINGTON
WATERFORD TOWNHOUSES	OAKDALE	WASHINGTON
WESTRIDGE TOWNHOUSES	FOREST LAKE	WASHINGTON
WESTVIEW APTS	FOREST LAKE	WASHINGTON
WOODMOUNT TOWNHOMES	COTTAGE GROVE	WASHINGTON
BELLAS DOMUS	ST JAMES	WATONWAN
COLONIAL MANOR APTS I	ST JAMES	WATONWAN
ESTES APTS	MADELIA	WATONWAN
GEM APTS	MADELIA	WATONWAN
HARTSHORN MANOR	MADELIA	WATONWAN
JAMESTOWN APTS	ST JAMES	WATONWAN
NORTHTOWN APTS	BUTTERFIELD	WATONWAN
PARKVIEW APTS	MADELIA	WATONWAN
PEGASUS PROPERTIES OF MADELIA	MADELIA	WATONWAN
R B G PROPERTIES OF MADELIA	MADELIA	WATONWAN
SOMERSET GREEN APTS	ST JAMES	WATONWAN
SOMERSET NORTH	ST JAMES	WATONWAN
SOMERSET SOUTH	ST JAMES	WATONWAN

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
30	30	0	2000	0	2029	515	FmHA
20	0	0	0	0	2026	515	FmHA
9	0	0	0	2002	2032	515	FmHA
16	0	0	0	2002	2032	515	FmHA
8	0	0	0	2006	2036	515	FmHA
8	0	0	0	2006	2036	515	FmHA
28	0	0	0	2004	2034	515	FmHA
8	0	0	0	2003	2033	515	FmHA
16	0	0	0	0	2029	515	FmHA
24	0	0	0	2002	2032	515	FmHA
48	0	0	0	1999	2019	221D3	HUD
48	10	1992	1997	1996	2016	236	HUD
31	0	0	0	2004	2034	515	FmHA
51	0	0	0	1995	2014	236	HUD
177	0	0	0	1993	2013	236	HUD
60	60	2001	2011	0	2012		MHFA
2	2	0	1996	0	0		HUD
48	0	0	0	2001	2021	221D3	HUD
61	61	0	2005	0	2025	202	HUD
20	0	0	0	0	2021	515	FmHA
60	0	0	0	1994	2014	236	HUD
90	0	0	0	2001	2021	221D3	HUD
3	3	0	1996	0	0		HUD
1	1	0	1997	0	0		HUD
120	120	1989	2021	0	2021		MHFA
52	52	0	2002	0	2022	202	HUD
2	2	0	1996	0	0		HUD
96	96	1990	2020	0	2020		MHFA
40	40	1989	2019	0	2020		MHFA
40	40	0	1998	1998	2018	236	MHFA
36	0	0	0	0	2025	515	FmHA
31	31	0	2003	2002	2024	221D4	HUD
42	0	0	0	2000	2020	221D3	HUD
32	32	0	2001	2000	2030	515	FmHA
50	50	0	2000	2001	2021	221D4	HUD
24	0	0	0	2007	2037	515	FmHA
24	0	0	0	0	2021	515	FmHA
8	0	0	0	0	2022	515	FmHA
12	0	0	0	0	2026	515	FmHA
40	40	0	1992	0	2012	202	HUD
20	0	0	0	2002	2032	515	FmHA
8	0	0	0	0	2027	515	FmHA
16	0	0	0	0	2028	515	FmHA
12	0	0	0	2004	2034	515	FmHA
16	0	0	0	2002	2032	515	FmHA
16	0	0	0	0	2027	515	FmHA
32	0	0	0	0	2029	515	FmHA
24	0	0	0	2001	2031	515	FmHA

PROJECT NAME	CITY	COUNTY
TWIN OAKS APTS	MADELIA	WATONWAN
FRANCISCAN ELDERLY HOUSING	BRECKENRIDGE	WILKIN
ROTHSAY HSG PROJ I	ROTHSAY	WILKIN
ROTHSAY HSG PROJ II	ROTHSAY	WILKIN
VILLAGE GREEN APTS	WOLVERTON	WILKIN
YORK APTS	BRECKENRIDGE	WILKIN
ALTURA COMMUNITY RETIREMENT HO	ALTURA	WINONA
CLOVER PATCH APTS	ST CHARLES	WINONA
FAIRWAY WOODS	WINONA	WINONA
HALTER CORNERS	LEWISTON	WINONA
HALTER HEIGHTS	ST CHARLES	WINONA
HALTER RIDGE	ROLLINGSTONE	WINONA
IVERSON COURT	WINONA	WINONA
LEWISTON MANOR	LEWISTON	WINONA
NOR-STONE APTS	ROLLINGSTONE	WINONA
WINONA ARMS	WINONA	WINONA
WINONA MANOR	WINONA	WINONA
BARRINGTON APTS	BUFFALO	WRIGHT
BUFFALO COURTS	BUFFALO	WRIGHT
CEDAR CREST	MONTICELLO	WRIGHT
COKATO APTS I	COKATO	WRIGHT
COKATO APTS II	COKATO	WRIGHT
FRANKLIN AVE APTS	DELANO	WRIGHT
GOLDENDALE HOMES	ANNANDALE	WRIGHT
GOLF VIEW APTS	COKATO	WRIGHT
HALTER OAKS	ROCKFORD	WRIGHT
HILLSIDE TERRACE (MONTICELLO)	MONTICELLO	WRIGHT
HILLSIDE TERRACE II	MONTICELLO	WRIGHT
HONEYTREE APTS I	DELANO	WRIGHT
HONEYTREE APTS II	DELANO	WRIGHT
HONEYTREE III	DELANO	WRIGHT
HOWARD LAKE APTS	HOWARD LAKE	WRIGHT
MAPLE DELL APTS	BUFFALO	WRIGHT
MAPLE MANOR APTS	MAPLE LAKE	WRIGHT
MARIA VILLA APTS	BUFFALO	WRIGHT
MONTIHAVEN APTS	MONTICELLO	WRIGHT
OAKDALE APTS	ANNANDALE	WRIGHT
PARK LANE APTS	BUFFALO	WRIGHT
RIDGE MANOR APTS	DELANO	WRIGHT
RIDGEDRIVE APTS I	ST MICHAEL	WRIGHT
RIDGEDRIVE APTS II	ST MICHAEL	WRIGHT
RIDGEMONT APTS	MONTICELLO	WRIGHT
RIVER PARK VIEW APTS	MONTICELLO	WRIGHT
RIVERVIEW APTS NO 1	DELANO	WRIGHT
RIVERVIEW APTS NO 2	DELANO	WRIGHT
ROCKFORD MANOR	ROCKFORD	WRIGHT
ROSEHAVEN APTS	MONTROSE	WRIGHT
TOWERING PINES OF HOWARD LAKE	HOWARD LAKE	WRIGHT

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
12	0	0	0	0	2029	515	FmHA
48	0	0	0	2000	2020	221D3	HUD
8	0	0	0	0	2022	515	FmHA
8	0	0	0	0	2026	515	FmHA
8	0	0	0	0	2029	515	FmHA
16	0	0	0	2003	2033	515	FmHA
4	0	0	0	0	2019	515	FmHA
32	0	0	0	0	2029	515	FmHA
111	23	1992	2017	0	2018		MHFA
12	0	0	0	2005	2035	515	FmHA
12	0	0	0	2003	2033	515	FmHA
12	0	0	0	2008	2038	515	FmHA
24	24	0	2005	0	2025	202	HUD
36	0	0	0	0	2021	515	FmHA
16	16	0	2001	2001	2031	515	FmHA
49	49	0	2005	0	2025	202	HUD
54	11	1992	1997	1992	2012	236	HUD
20	0	0	0	2003	2033	515	FmHA
48	0	0	0	2001	2021	221D3	HUD
38	38	1988	2018	0	2026		MHFA
40	40	0	2000	0	2029	515	FmHA
14	0	0	0	2003	2033	515	FmHA
16	0	0	0	0	2024	515	FmHA
24	18	0	1991	1994	2014	236	HUD
48	34	0	1991	1994	2014	236	HUD
24	0	0	0	2004	2034	515	FmHA
36	36	2001	2011	0	2012		MHFA
12	0	0	0	2003	2033	515	FmHA
24	0	0	0	0	2025	515	FmHA
16	0	0	0	0	2027	515	FmHA
25	0	0	0	2006	2036	515	FmHA
24	18	0	1991	1994	2014	236	HUD
16	16	0	2000	0	2029	515	FmHA
62	0	0	0	0	2028	515	FmHA
16	0	0	0	0	2026	515	FmHA
26	0	0	0	2006	2036	515	FmHA
18	0	0	0	2001	2031	515	FmHA
48	10	1992	1997	0	2012	236	HUD
16	0	0	0	2003	2033	515	FmHA
26	0	0	0	0	2029	515	FmHA
16	0	0	0	2002	2032	515	FmHA
48	0	0	0	0	2025	515	FmHA
31	0	0	0	2006	2036	515	FmHA
18	18	0	1991	1989	2009	221BM	HUD
19	0	0	0	1991	2011	236	HUD
24	0	0	0	2001	2031	515	FmHA
18	0	0	0	2002	2032	515	FmHA
12	0	0	0	2003	2033	515	FmHA

PROJECT NAME	CITY	COUNTY
TRI-PAL APTS	CLEARWATER	WRIGHT
WALNUT PLACE	ROCKFORD	WRIGHT
WAVERLY COMMUNITY HOMES	WAVERLY	WRIGHT
WOODMERE APTS	BUFFALO	WRIGHT
CLARKVIEW APTS	CLARKFIELD	YELLOW MEDICINE
COUNTRYSIDE MANOR	PORTER	YELLOW MEDICINE
FLYNN APTS	GRANITE FALLS	YELLOW MEDICINE
HENRY HILL APTS	GRANITE FALLS	YELLOW MEDICINE
LEBENS RAUM APTS	CANBY	YELLOW MEDICINE
SCOTLAND GREEN APTS	GRANITE FALLS	YELLOW MEDICINE
ST LEO HSG	ST LEO	YELLOW MEDICINE
TWIN WOODS APTS	CANBY	YELLOW MEDICINE
VALLEY VIEW APTS	CANBY	YELLOW MEDICINE
WESTWOOD APTS	ECHO	YELLOW MEDICINE
WOOD LAKE APTS	WOOD LAKE	YELLOW MEDICINE
WOODDALE APTS	WOOD LAKE	YELLOW MEDICINE
YELLOW MEDICINE MANOR	HANLEY FALLS	YELLOW MEDICINE

TOTAL UNITS	TOTAL SEC.8 UNITS	SEC.8 RENEWAL YEAR	SEC.8 END YEAR	MORTGAGE PREPAYMENT YEAR	MORTGAGE END YEAR	SUBSIDY TYPE	AGENCY
24	24	0	2000	2000	2030	515	FmHA
30	30	2001	2011	0	2012		MHFA
16	0	0	0	0	2017	515	FmHA
54	54	1989	2019	0	2020		MHFA
8	0	0	0	2007	2037	515	FmHA
12	0	0	0	2000	2030	515	FmHA
8	0	0	0	0	2026	515	FmHA
54	54	1989	2009	0	2010		MHFA
10	0	0	0	2005	2035	515	FmHA
16	0	0	0	2003	2033	515	FmHA
8	8	1988	1998	0	2027	515	FmHA
24	0	0	0	0	2024	515	FmHA
16	0	0	0	0	2026	515	FmHA
12	0	0	0	0	2025	515	FmHA
4	0	0	0	0	2023	515	FmHA
8	0	0	0	0	2028	515	FmHA
12	0	0	0	0	2029	515	FmHA
*** Total ***							
49047	26959						

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